

\$450,000 - 741 Eagleson Crescent, Edmonton

MLS® #E4457551

\$450,000

3 Bedroom, 2.50 Bathroom, 1,683 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this 3 bed, 2.5 bath half duplex in Edgemont with a rare 447 m² pie lot. Offering just under 1,700 sq. ft. above grade, this home features an open-concept main floor with engineered hardwood, granite countertops, corner pantry, and a cozy electric fireplace. Upstairs, the primary suite includes a walk-in closet and ensuite, along with two additional spacious bedrooms (one with a walk-in closet), full bath, bonus room, and laundry room. The unfinished basement offers high ceilings and two large egress windows, perfect for future development. Enjoy peace of mind with central A/C (compressor replaced 2021), furnace/duct cleaning, and fresh paint touch-ups. Outside, relax on the deck and take advantage of the oversized backyard. Close to schools, parks, trails, shopping, and easy Henday access.

Built in 2016

Essential Information

MLS® #	E4457551
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	741 Eagleson Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V3

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 2

Zoning Zone 57

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