# \$468,880 - 689 Eagleson Crescent, Edmonton

MLS® #E4428407

### \$468,880

3 Bedroom, 2.50 Bathroom, 1,772 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Step into this beautifully designed 3-bedroom, 2.5-bathroom, 1772 sq ft half duplex. It features an open-concept layout & thoughtful upgrades throughout. The inviting living room boasts an electric fireplace w/ a mantel, perfect for cozy nights in. The modern kitchen shines w/ an extra-large quartz countertop, upgraded ceiling-height cabinets, S/S appliances & a corner pantry for ample storage. Upstairs, enjoy a cozy bonus room, ideal for relaxation or a home office. The large primary bedroom has double French doors, a 3 piece ensuite & a spacious walk in closet. Stay comfortable year-round with central A/C (2020). Outdoor living is a dream with a deck, benches & patio featuring a natural gas fire table (2023)â€"all with no rear neighbors for added privacy! Located in the desirable community of Edgemont, this home offers both comfort & convenience. Located within minutes of the Anthony Henday Dr. & Whitemud Dr. & close to schools, shopping & more.

Built in 2019

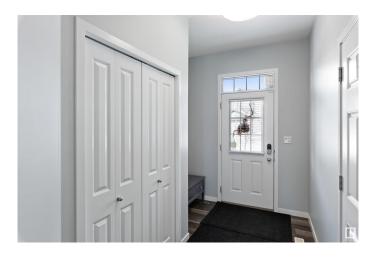
#### **Essential Information**

MLS® # E4428407 Price \$468,880

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,772 Acres 0.00 Year Built 2019

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

# **Community Information**

Address 689 Eagleson Crescent

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0V7

## **Amenities**

Amenities On Street Parking, Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot

Water Natural Gas, Patio, Vinyl Windows, HRV System

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, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Remote Control

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Concrete, Asphalt, Stone, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby,

Landscaped, Level Land, No Back Lane, Paved Lane, Playground

Nearby, Schools, Shopping Nearby, Stream/Pond, Partially Fenced

Roof Asphalt Shingles

Construction Concrete, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 4

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 10:17am MDT