# \$484,900 - 671 Eagleson Crescent, Edmonton

MLS® #E4442258

#### \$484,900

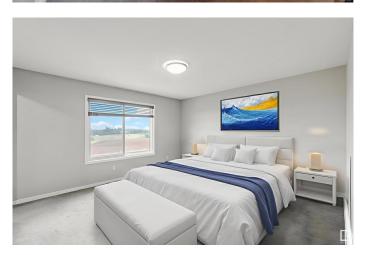
3 Bedroom, 3.50 Bathroom, 1,711 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Charming FULLY FINISHED BASEMENT Home with Full Bathroom in Beautiful Edgemont, BACKING ONTO GREEN SPACE, a quick access to Anthony Henday, Close to Top Rated Schools, CENTRAL A/C for year-round comfort, The open-concept main floor features a modern kitchen with a HUGE KITCHEN ISLAND, a spacious living room with large windows overlooking the greenery, and a dining area ideal for entertaining. Upstairs, you'II find generously sized bedrooms, a BONUS Room and a primary suite with a walk-in closet and ensuite. Step outside to your private backyard oasis with NO rear neighborsâ€"just peaceful views and nature! Bonus: 240 V PLUG already installed in the garage for your electric vehicle, LVP Flooring, 9 ft ceiling, Walking distance to Ravine and a Beautiful Pond, Close to Parks, Market, Walking trails, and all amenities, this home blends comfort, convenience, and sustainability. Make this gem your own! some pictures are virtually staged.







Built in 2019

# **Essential Information**

MLS® # E4442258 Price \$484,900

Bedrooms 3

Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,711
Acres 0.00
Year Built 2019

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 671 Eagleson Crescent

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0V7

## **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Gazebo, No Animal Home, No

**Smoking Home** 

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,

Landscaped, Playground Nearby, Public Transportation, Ravine View,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Middle Parkland Immanuel

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 24

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 July 7th, 2025 at 6:17pm MDT