

## \$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 2

Zoning Zone 57

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