

## \$462,900 - 771 Eagleson Crescent, Edmonton

MLS® #E4455537

**\$462,900**

3 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover this 1,785 sq ft half duplex in the highly sought-after community of Edgemont! With over 2500 sq ft of total living space, this stylish 2-storey home offers 3 bedrooms, 2.5 baths & a single attached garage. The open main floor shines w/ a modern white kitchen, granite counters, S/S appliances, corner pantry & sun-filled living space—perfect for entertaining. Upstairs, a spacious family room is ideal for movie nights or a home office. Retreat to the primary suite w/ walk-in closet & ensuite featuring double sinks. The basement, partially finished w/ epoxy floors & rough-ins, offers endless potential. Outside, enjoy beautiful landscaping, lush green space & scenic walking trails. All this plus quick access to Anthony Henday, Whitemud, FreshCo, schools, restaurants, shopping, playgrounds & more. A perfect mix of comfort, style & location!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455537  |
| Price      | \$462,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,785         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 771 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V2               |

### Amenities

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached                                                                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

Date Listed September 1st, 2025

Days on Market 6

Zoning Zone 57

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Listing information last updated on September 7th, 2025 at 12:02pm MDT