

## \$474,900 - 771 Eagleson Crescent, Edmonton

MLS® #E4446467

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this spacious 1,785 sq ft half duplex in the sought-after west end community of Edgemont! This 2-storey home features 3 bedrooms, 2.5 bathrooms & a single attached garage. The main floor offers an open-concept layout with a beautiful white kitchen, granite countertops, S/S appliances, a corner pantry & plenty of natural light. Upstairs you'll find a generous family room, perfect for movie nights or a home office. The primary bedroom boasts a large walk-in closet & a private ensuite with double sinks. The partially finished basement has easy to maintain epoxy floors, provides extra space for your personal touch & future bathroom rough-ins. Surrounded by lush green space & scenic walking trails, this home is ideal for nature lovers. Enjoy quick access to the Anthony Henday & Whitemud Drive, with a new FreshCo grocery store, schools, playgrounds & major amenities just minutes away. A perfect blend of comfort, style & convenience!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446467  |
| Price     | \$474,900 |
| 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                      July 8th, 2025

Days on Market                14

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 22nd, 2025 at 1:32pm MDT