

## \$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                12

Zoning                            Zone 57

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