

## \$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      3

Zoning                Zone 57

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