

## \$499,900 - 671 Eagleson Crescent, Edmonton

MLS® #E4442258

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Stunning half-duplex with FULLY FINISHED BASEMENT in beautiful Edgemont, ideally located Backing Onto Serene Green Space! This well-maintained home features a single-car attached garage, Central A/C for year-round comfort, The open-concept main floor features a modern kitchen with sleek finishes, a spacious living room with large windows overlooking the greenery, and a dining area ideal for entertaining. Upstairs, youâ€™ll find generously sized bedrooms, a bonus room and a primary suite with a walk-in closet and ensuite. Step outside to your private backyard oasis with no rear neighborsâ€™ just peaceful views and nature! Bonus: 240 V Plug already installed in the garage for your electric vehicle, 9 ft ceiling, Walking distance to Ravine and a Beautiful Pond. Located close to parks, market, walking trails, schools, and all amenities, this home blends comfort, convenience, and sustainability. Make this gem your own!

Built in 2019

### Essential Information

MLS® #	E4442258
Price	\$499,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	671 Eagleson Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Gazebo, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Middle	Parkland Immanuel
--------	-------------------

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
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 June 15th, 2025 at 5:02pm MDT