

## \$474,900 - 671 Eagleson Crescent, Edmonton

MLS® #E4451160

**\$474,900**

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

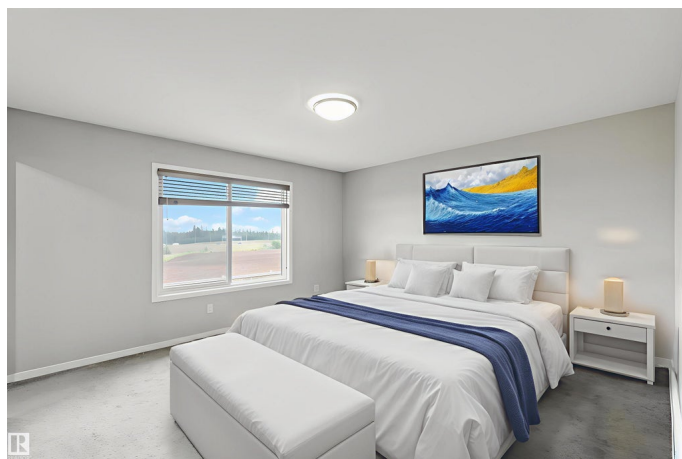
Edgemont (Edmonton), Edmonton, AB

Charming FULLY FINISHED BASEMENT Home in Beautiful Edgemont, BACKING ONTO GREEN SPACE, a quick access to Anthony Henday, Close to Top Rated Schools, CENTRAL A/C for year-round comfort, The open-concept main floor features a modern kitchen with a HUGE KITCHEN ISLAND, a spacious living room with large windows overlooking the greenery, and a dining area ideal for entertaining. Upstairs, you'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 neighbors—just peaceful views and nature! Bonus: 240 V PLUG already installed in the garage for your electric vehicle, LVP Flooring, 9 ft ceiling, Walking distance to Ravine and a Beautiful Pond, Close to Parks, Market, Walking trails, and all amenities, this home blends comfort, convenience, and sustainability. Make this gem your own! some pictures are virtually staged.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451160  |
| Price     | \$474,900 |
| 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    | August 5th, 2025 |
| Days on Market | 6                |
| 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 August 11th, 2025 at 10:32am MDT