

## \$468,880 - 689 Eagleson Crescent, Edmonton

MLS® #E4428407

### \$468,880

3 Bedroom, 2.50 Bathroom, 1,772 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Step into this beautifully designed 3-bedroom, 2.5-bathroom, 1772 sq ft half duplex. It features an open-concept layout & thoughtful upgrades throughout. The inviting living room boasts an electric fireplace w/ a mantel, perfect for cozy nights in. The modern kitchen shines w/ an extra-large quartz countertop, upgraded ceiling-height cabinets, S/S appliances & a corner pantry for ample storage. Upstairs, enjoy a cozy bonus room, ideal for relaxation or a home office. The large primary bedroom has double French doors, a 3 piece ensuite & a spacious walk in closet. Stay comfortable year-round with central A/C (2020). Outdoor living is a dream with a deck, benches & patio featuring a natural gas fire table (2023)â€”all with no rear neighbors for added privacy! Located in the desirable community of Edgemont, this home offers both comfort & convenience. Located within minutes of the Anthony Henday Dr. & Whitemud Dr. & close to schools, shopping & more.

Built in 2019

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428407  |
| Price    | \$468,880 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,772         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 689 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V7               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Patio, Vinyl Windows, HRV System |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Remote Control  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Asphalt, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Asphalt, Stone, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 57

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Listing information last updated on April 4th, 2025 at 5:17am MDT