

## \$450,000 - 681 Eagleson Crescent, Edmonton

MLS® #E4463214

**\$450,000**

4 Bedroom, 3.50 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this beautiful half duplex in Edgemont! Offering 1,692 sqft of thoughtfully designed living space, this home combines style and functionality in one of Edmonton's most sought-after communities. The open concept main floor is filled with natural light from the backyard and features quartz countertops, stainless steel appliances, a corner pantry, and a spacious island overlooking the dining and living areas perfect for entertaining or family gatherings. Upstairs, the primary suite is your private retreat with a large walk-in closet and 4 piece ensuite. Two additional bedrooms and a full 4 piece bath complete the upper level. The fully finished basement adds incredible value with a large rec room, a kitchenette, an additional bedroom, and another full bath, making it ideal for guests, or hobby space. Step outside to enjoy the fully fenced yard with a deck, perfect for BBQs and quiet evenings. Conveniently located near schools, shopping, public transit, and major roadways.

Built in 2019

### Essential Information

MLS® # E4463214

Price \$450,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,693         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 681 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V7               |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, 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, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplaces        | Insert                                                                                                               |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 57            |

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Listing information last updated on November 4th, 2025 at 5:47am MST