

\$474,900 - 771 Eagleson Crescent, Edmonton

MLS® #E4446467

\$474,900

3 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this spacious 1,785 sq ft half duplex in the sought-after west end community of Edgemont! This 2-storey home features 3 bedrooms, 2.5 bathrooms & a single attached garage. The main floor offers an open-concept layout with a beautiful white kitchen, granite countertops, S/S appliances, a corner pantry & plenty of natural light. Upstairs you'll find a generous family room, perfect for movie nights or a home office. The primary bedroom boasts a large walk-in closet & a private ensuite with double sinks. The partially finished basement has easy to maintain epoxy floors, provides extra space for your personal touch & future bathroom rough-ins. Surrounded by lush green space & scenic walking trails, this home is ideal for nature lovers. Enjoy quick access to the Anthony Henday & Whitemud Drive, with a new FreshCo grocery store, schools, playgrounds & major amenities just minutes away. A perfect blend of comfort, style & convenience!

Built in 2016

Essential Information

MLS® #	E4446467
Price	\$474,900
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 July 8th, 2025

Days on Market 25

Zoning Zone 57

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