

## \$479,900 - 754 Eagleson Crescent, Edmonton

MLS® #E4455492

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont! This charming home located in the heart of one of Edmonton's most family-friendly neighbourhoods, offers over 2,035 sq.ft. total living space incl. a FULLY FINISHED BASEMENT w/ 4 spacious bedrooms + 3.5 baths. Step onto the inviting, bright living room, an open-concept L-shaped kitchen featuring plenty of cabinetry, QUARTZ COUNTERTOPS & Stainless Steel appliances + BAY WINDOWS overlooking the fully fenced backyard!. A convenient 2-piece bath and access to the large flat deck complete the main floor. Upstairs, discover 3 generous bedrooms, including a primary suite w/ 3-pc ensuite bath + a second full bathroom. The fully developed basement offers a spacious recreation room, a 4th bedroom, a bar area & laundry room! Enjoy being just minutes from all amenities, scenic walking trails, schools, playgrounds, parks, and shopping! Perfect for a growing family or first-time home buyers!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455492  |
| Price      | \$479,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,402                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 754 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Tile Surround                                                                    |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 40                |
| Zoning         | Zone 57           |

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Listing information last updated on October 9th, 2025 at 2:17am MDT