

## \$499,900 - 671 Eagleson Crescent, Edmonton

MLS® #E4442258

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,711 sqft  
Single Family on 0.00 Acres

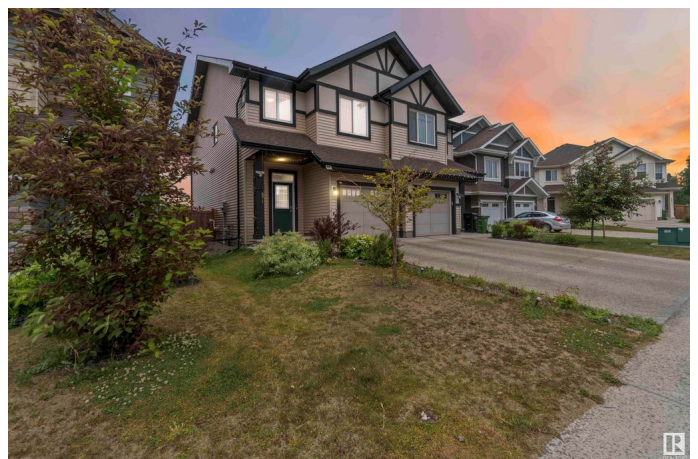
Edgemont (Edmonton), Edmonton, AB

Stunning half-duplex with FULLY FINISHED BASEMENT in beautiful Edgemont and a quick access to Anthony Henday, Backing Onto Serene Green Space! This well-maintained home features a single-car attached garage, Central A/C for year-round comfort, The open-concept main floor features a modern kitchen with sleek finishes, a spacious living room with large windows overlooking the greenery, and a dining area ideal for entertaining. Upstairs, youâ€™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 neighborsâ€™ just peaceful views and nature! Bonus: 240 V Plug already installed in the garage for your electric vehicle, 9 ft ceiling, Walking distance to Ravine and a Beautiful Pond. Located close to parks, market, walking trails, schools, 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® # | E4442258  |
| Price  | \$499,900 |



|                |               |
|----------------|---------------|
| 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    | June 13th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 57         |

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Listing information last updated on June 22nd, 2025 at 11:02am MDT