

## \$484,900 - 691 Eagleson Crescent, Edmonton

MLS® #E4451647

**\$484,900**

4 Bedroom, 3.50 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning 4 bed, 3.5 bath, half duplex backing onto green space in Edgemont! Featuring 1789 sf + 682 sf in the finished basement, this home offers a single attached garage, Central A/C, S/S Appliances w/ a gas stove, quartz countertops, extended island, ceiling pot holder & kitchen cabinets to the ceiling w/ a corner pantry. Large living room windows & sliding patio doors invite tons of natural light. On the 2nd floor, French doors open to the spacious primary bedroom w/ a walk in closet & ensuite w/ a shower. It also features a large bonus room & 2 other bedrooms. The finished basement includes the 4th bedroom w/ a walk -in closet, bathroom w/ a steam shower & a built-in Murphy bed for guests. The mechanical room includes shelves & a sink. Reverse osmosis water filtration system included. Enjoy outdoor living on the large deck (2022) w/ gazebo, patio misters & a BBQ gas line. There is also irrigation for the gardens & backyard. Conveniently located, it's a perfect place to call home.

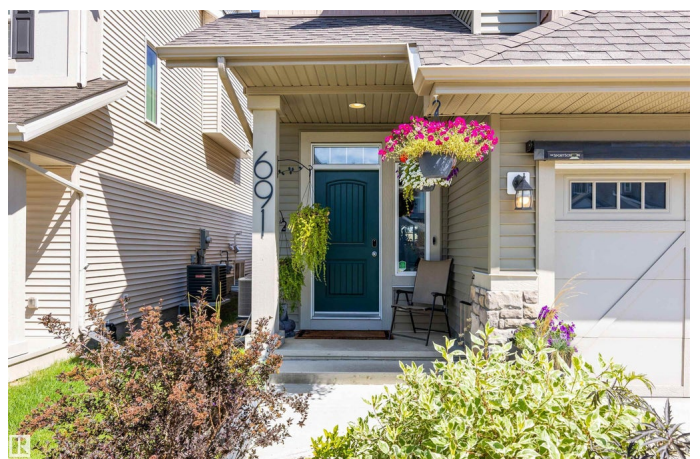
Built in 2019

### Essential Information

MLS® # E4451647

Price \$484,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,790         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 691 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, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 2                                                                                                                      |
| Parking        | Single Garage Attached                                                                                                 |

### Interior

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

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 57          |

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Listing information last updated on August 24th, 2025 at 2:47pm MDT