

## \$520,000 - 754 Eagleson Crescent, Edmonton

MLS® #E4455492

**\$520,000**

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	\$520,000
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	2
Zoning	Zone 57

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