

## \$639,000 - 825 Eagleson Link, Edmonton

MLS® #E4437455

**\$639,000**

3 Bedroom, 3.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Exceptional Regular Lot Walkout Home Backing Onto a Pond in Edgemont! This beautifully designed home offers 3 spacious bedrooms, 3.5 bathrooms, and a fully finished walkout basement with a south-facing view overlooking the water. Enjoy above 1,700 sq.ft. of above-grade living space featuring 9' ceilings, laminate flooring, & an open-concept main floor. The kitchen boasts quartz countertops, a prep island with eating bar, pantry, & breakfast nook. The living room offers warmth and comfort with an electric fireplace and large windows leading to balcony. A mudroom and powder room complete the main level. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite. Two more bedrooms, a bonus room, full bath, & upper-floor laundry. The walkout basement offers a large rec space, a murphy bed, & another full bathroom with outdoor patio—ideal for guests. Enjoy the peace and privacy of a natural setting, all while being minutes from schools, parks, trails, shopping, and major routes.

Built in 2017

### Essential Information

MLS® # E4437455

Price \$639,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	825 Eagleson Link
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Smoking Home, Patio, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	30
Zoning	Zone 57

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