

## \$429,000 - 745 Eagleson Crescent, Edmonton

MLS® #E4457931

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stylish half duplex in the desirable community of Edgemont. Offering 1400 sq ft above grade, this home features a bright open layout designed for both comfort and functionality. The kitchen impresses with quartz countertops, stainless steel appliances, and plenty of space for cooking and gathering. The living and dining areas flow seamlessly, creating a warm atmosphere for everyday living. Upstairs you'll find 3 spacious bedrooms, including a primary suite with ensuite bath, plus the convenience of upper floor laundry. With 2.5 baths in total, there's room for everyone. The unfinished basement awaits your personal touch. Enjoy the single attached garage, driveway parking for 2 cars, and a location that makes life easy! Quick access to Anthony Henday and Lessard Road, and just steps to walking trails and green spaces. Whether you're starting out, growing, or downsizing, this property offers a wonderful opportunity to call Edgemont home.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457931  |
| Price     | \$429,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,401         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 745 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V2               |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks                         |
| Parking   | Single Garage Attached, See Remarks |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed September 16th, 2025

Days on Market 53

Zoning Zone 57

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