

## \$624,900 - 650 Eagleson Crescent, Edmonton

MLS® #E4434874

**\$624,900**

3 Bedroom, 2.50 Bathroom, 1,735 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

WALKOUT BASEMENT onto a POND! This 1,734 Sq Ft 2 Story home is in mint condition! There are so many great features including; an extra long driveway, a completed double car garage that is heated. There is Air-Conditioning, a large Rec-Room in the walkout basement, & the Primary Bedroom is huge measuring 12'2" x 16'9". Upon entering, the foyer is so welcoming, & when entering from the garage there is a spacious mudroom that leads into the walk-through pantry. The tall upgraded cabinets are a bright two-tone kitchen with white uppers & modern grey lower cabinets, there's QUARTZ counters throughout, & very beautiful stainless steel appliances. The open concept offers a bright and inviting atmosphere. Upstairs there is a cozy bonus room, a walk-in laundry & two well sized spare rooms. The location is great! There are trails around the ravine that offer a peaceful walk, run or bike. The view from the upper deck is beautiful, and the lower walkout patio grants easy access to the spacious developed backyard.

Built in 2021

### Essential Information

MLS® # E4434874

Price \$624,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	650 Eagleson Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, Patio, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Landscaped, Public Transportation, Ravine View
Lot Description	33'8" x 130'2"
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 3:02am MDT