

## \$719,000 - 643 Eagleson Crescent, Edmonton

MLS® #E4445833

**\$719,000**

3 Bedroom, 2.50 Bathroom, 2,228 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This beautifully designed two-storey home offers modern living with unmatched privacy, backing onto a tranquil ravine and walking path with sunny South exposure. Enjoy the outdoors from the two-tiered composite deck overlooking lush green space. Inside, the main floor features durable vinyl plank flooring, a bright open-concept kitchen, dining, living area, a 2-piece bath, walkthrough pantry, Central A/C & access to the double attached garage. Upstairs, you'll find a spacious bonus room, two generously sized bedrooms, a 4-piece bathroom & a stunning primary retreat with ravine views, walk-in closet, double sinks, a walk-in shower & a luxurious standalone tub. The basement is unfinished with large windows and ready for future development. Located in the desirable community of Edgemont, you'll enjoy easy access to schools, parks, shopping & major commuter routes, making this home as convenient as it is peaceful. A perfect blend of style, comfort, and nature in one of Edmonton's most vibrant neighbourhoods.

Built in 2021

### Essential Information

MLS® # E4445833

Price \$719,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,228                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 643 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0Z5               |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Patio, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                 |
| Parking        | Double Garage Attached                                                                                            |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                |
| Fireplaces        | Remote Control                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 57        |

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Listing information last updated on August 17th, 2025 at 9:02pm MDT