

\$462,900 - 771 Eagleson Crescent, Edmonton

MLS® #E4455537

\$462,900

3 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover this 1,785 sq ft half duplex in the highly sought-after community of Edgemont! With over 2500 sq ft of total living space, this stylish 2-storey home offers 3 bedrooms, 2.5 baths & a single attached garage. The open main floor shines w/ a modern white kitchen, granite counters, S/S appliances, corner pantry & sun-filled living space—perfect for entertaining. Upstairs, a spacious family room is ideal for movie nights or a home office. Retreat to the primary suite w/ walk-in closet & ensuite featuring double sinks. The basement, partially finished w/ epoxy floors & rough-ins, offers endless potential. Outside, enjoy beautiful landscaping, lush green space & scenic walking trails. All this plus quick access to Anthony Henday, Whitemud, FreshCo, schools, restaurants, shopping, playgrounds & more. A perfect mix of comfort, style & location!

Built in 2016

Essential Information

MLS® #	E4455537
Price	\$462,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,785
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	771 Eagleson Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V2

Amenities

Amenities	On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 1st, 2025

Days on Market 11

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 September 12th, 2025 at 5:32pm MDT