

## \$450,000 - 741 Eagleson Crescent, Edmonton

MLS® #E4457551

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,683 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this 3 bed, 2.5 bath half duplex in Edgemont with a rare 447 m<sup>2</sup> pie lot. Offering just under 1,700 sq. ft. above grade, this home features an open-concept main floor with engineered hardwood, granite countertops, corner pantry, and a cozy electric fireplace. Upstairs, the primary suite includes a walk-in closet and ensuite, along with two additional spacious bedrooms (one with a walk-in closet), full bath, bonus room, and laundry room. The unfinished basement offers high ceilings and two large egress windows, perfect for future development. Enjoy peace of mind with central A/C (compressor replaced 2021), furnace/duct cleaning, and fresh paint touch-ups. Outside, relax on the deck and take advantage of the oversized backyard. Close to schools, parks, trails, shopping, and easy Henday access.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457551  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,683     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2016          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 741 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V3               |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                                                                                  |
| Parking        | Single Garage Attached                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | Heatilator/Fan                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                             |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025

Days on Market                5

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 17th, 2025 at 4:03pm MDT