

\$439,307 - 745 Eagleson Crescent, Edmonton

MLS® #E4457931

\$439,307

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	\$439,307
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 1

Zoning Zone 57

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