

\$520,000 - 754 Eagleson Crescent, Edmonton

MLS® #E4455492

\$520,000

4 Bedroom, 3.50 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont! This charming home located in the heart of one of Edmonton's most family-friendly neighbourhoods, offers over 2,035 sq.ft. total living space incl. a FULLY FINISHED BASEMENT w/ 4 spacious bedrooms + 3.5 baths. Step onto the inviting, bright living room, an open-concept L-shaped kitchen featuring plenty of cabinetry, QUARTZ COUNTERTOPS & Stainless Steel appliances + BAY WINDOWS overlooking the fully fenced backyard!. A convenient 2-piece bath and access to the large flat deck complete the main floor. Upstairs, discover 3 generous bedrooms, including a primary suite w/ 3-pc ensuite bath + a second full bathroom. The fully developed basement offers a spacious recreation room, a 4th bedroom, a bar area & laundry room! Enjoy being just minutes from all amenities, scenic walking trails, schools, playgrounds, parks, and shopping! Perfect for a growing family or first-time home buyers!

Built in 2016

Essential Information

MLS® #	E4455492
Price	\$520,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	754 Eagleson Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V2

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

Additional Information

Date Listed	August 30th, 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 September 5th, 2025 at 7:02am MDT