

## \$600,000 - 1210 Eaton Lane, Edmonton

MLS® #E4432374

**\$600,000**

3 Bedroom, 2.50 Bathroom, 1,859 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning property built by Blackstone, where modern elegance meets functional design. Enter through a large foyer leading to an expansive living room with an impressive 18-foot high ceiling, an electric fireplace, and a coffered ceiling with pot lights that add warmth and sophistication. The spacious mudroom features a built-in bench and shelves for organization. The chef's dream kitchen boasts gorgeous white cabinets that extend to the ceilings, a gas stove, ample cabinet space, a large island, and a convenient walk-through pantry, perfect for culinary creations. Retreat to the luxurious primary suite, complete with a generous walk-in closet designed for comfort. With 9-foot ceilings on both the main floor and basement, the home feels open and airy throughout. Enjoy the serene backdrop of a walking path in your backyard, ideal for morning strolls. This exceptional property is also within walking distance to a future K-9 school, set to open in September 2027. Shows 10/10.

Built in 2022

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4432374  |
| Price    | \$600,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,859                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1210 Eaton Lane     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1M9             |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Secured Parking, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Attached                                                                         |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Insert                                                                                |
| Stories           | 2                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Fiber Cement |
|----------|--------------------|

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Fiber Cement                                                                                    |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 57          |

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Listing information last updated on May 1st, 2025 at 12:32pm MDT