

## \$499,000 - 756 Eagleson Crescent, Edmonton

MLS® #E4456480

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,676 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont! This freshly painted home offers 2,441 sq.ft. of total space, including an unfinished basement ready for your personal touch. Located in one of Edmonton's most sought-after family communities, this home features 3 spacious bedrooms, 2.5 bathrooms, and a bright, versatile bonus room/loft – ideal for a home office, playroom, or second living area. The main floor boasts a generous open-concept living and dining space, a functional kitchen with plenty of cabinetry, and a convenient 2-piece bath. Upstairs, enjoy a spacious primary suite with a private ensuite, two additional bedrooms, a second full bath, and the bonus room. The unfinished basement provides endless potential for customization-whether you're looking to create a home gym, media room, or additional living space. Just minutes from walking trails, parks, schools, shopping, and everyday amenities – this is the perfect home for families or first-time buyers looking for space, comfort, and future potential. Built-in central vacuum.

Built in 2016

### Essential Information

MLS® # E4456480

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,676                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 756 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, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Tile Surround                                                                                   |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 57             |

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Listing information last updated on October 15th, 2025 at 8:48pm MDT