# \$639,000 - 825 Eagleson Link, Edmonton

MLS® #E4437455

#### \$639,000

3 Bedroom, 3.50 Bathroom, 1,781 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Exceptional Regular Lot Walkout Home Backing Onto a Pond in Edgemont! This beautifully designed home offers 3 spacious bedrooms, 3.5 bathrooms, and a fully finished walkout basement with a south-facing view overlooking the water. Enjoy above 1,700 sq.ft. of above-grade living space featuring 9' ceilings, laminate flooring, & an open-concept main floor. The kitchen boasts quartz countertops, a prep island with eating bar, pantry, & breakfast nook. The living room offers warmth and comfort with an electric fireplace and large windows leading to balcony. A mudroom and powder room complete the main level. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite. Two more bedrooms, a bonus room, full bath, & upper-floor laundry. The walkout basement offers a large rec space, a murphy bed, & another full bathroom with outdoor patioâ€"ideal for guests. Enjoy the peace and privacy of a natural setting, all while being minutes from schools, parks, trails, shopping, and major routes.

Built in 2017

## **Essential Information**

MLS® # E4437455 Price \$639,000







Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,781

Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 825 Eagleson Link

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0V5

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., No Smoking Home, Patio, Walkout

**Basement** 

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces None

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Lake, Fenced, Low Maintenance Landscape, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 26

Zoning Zone 57

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Listing information last updated on June 15th, 2025 at 12:32pm MDT