

Courtesy Of Eddy Selvadhas Of Initia Real Estate

\$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	45
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 October 19th, 2025 at 10:02pm MDT