

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

MLS® #E4437455

**\$639,000**

3 Bedroom, 3.5 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 patio—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 | 27             |
| Zoning         | Zone 57        |

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Listing information last updated on June 16th, 2025 at 8:47pm MDT