

\$629,000 - 825 Eagleson Link, Edmonton

MLS® #E4445318

\$629,000

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 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® #	E4445318
Price	\$629,000



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	July 2nd, 2025
Days on Market	1
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 July 3rd, 2025 at 9:17pm MDT