

Edmonton **57** **Edgemont (Edmonton)** **LP: $664,900**
529 EAGLESON WD NW T6M 0Y5 **SP:**

ACTIVE

Listing ID:	E4514075	**Sold Date:**	
Type:	Detached Single Family	**Bdrms Above:**	3
Style:	2 Storey	**Bdrms Total:**	4
Year Built:	2020	**Basement:**	Full
Full Baths:	3	**Bsmnt Dev:**	Fully Finished
Half Baths:	1	**Tot A.G.SqM:**	181.00
Tot A.G. SqFt:	1,948.28		

Elegance meets exceptional ravine views in this stunning 1950 sqft 2 storey! A grand foyer welcomes you into a breathtaking family room with 20-ft ceilings, coffered detailing, floor-to-ceiling fireplace & custom built-ins. The beautiful kitchen boasts white cabinetry, granite counters, SS appliances, custom hood fan, built-in microwave, generous island & walk-through pantry. Three-panel patio doors open from the dining area to a composite deck overlooking the beautifully landscaped, fenced yard with ravine & trail views. Upstairs offers 3 bedrms, a bonus rm & a 4-pc bath. The luxurious primary suite showcases ravine views, walk-in closet & a 5-pc ensuite with quartz counters, soaker tub & spacious shower. The finished basement features a family rm, 4th bedrm, 3-pc bath & storage. Thoughtful finishing touches include vinyl plank flooring, main-floor laundry, a convenient 2-pc bath, central A/C and an oversized, heated double garage featuring a floor drain, LED lighting & hot & cold taps.

Directions:

Virtual Tour: **Brochure:**

Half Baths:	1	**# Ensuites:**	1			**Level**	**SqM**	**SqFt**
Full Baths:	3					**Main:**	83.63	900.19
Total Baths:	3.1					**Uppr:**	97.37	1,048.09
Finish Levels:	3					**AbGd:**	181.00	1,948.28
Fireplace:	Y	**FP Type:**	Mantel	**FP Fuel:**	Electric	**Lowr:**		
Parking:	Double Garage Attached, Heated, Over Sized					**BlGd:**		
Garage Dim:	6.8x6.5	**Prk Encl/Ttl:**	2 / 4			**Total A.G.:**	181.00	1,948.28

Living Room:	4.77x4.07	M	**Primary Bedrm:**	4.55x3.8	U	**Storage Room**	7.21x1.26	B
Dining Room:	3.55x2.85	M	**Bedroom 2:**	3.79x3.19	U	**Pantry**	2.07x1.52	M
Kitchen:	3.68x3.03	M	**Bedroom 3:**	3.30x2.78	U			
Family Room:			**Bedroom 4:**	3.85x3.70	B			
Den:			**Recreation Room**	4.56x3.39	B			
Bonus Room:	3.58x3.42	U						

Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate Flooring	**Foundation:**	
Construction:	Wood Frame	**Heating Type:**	Forced Air-1
Roof:		**Heat Source:**	Natural Gas
Exterior:	Vinyl	**Features:**	Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Vinyl Windows, Natural Gas BBQ Hookup, Kitchen Island, Sump Pump
Site Influences:	Backs Onto Park/Trees, Fully Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks		

Goods Included: Refrigerator, Stove-Electric

Restrictions: None Known

Goods Excluded: EV charger, Doorbell Camera

Warranty:

Elem Schl: **Jr. High Schl:** **Sr High Schl:**

Condo Name:		**Condo Fee Incld:**	
Condo Fee:	**Elevator Y/N:**	**Titled Storage Y/N:**	
Floor Location:	**Floor Number:**		
Balcony/Terrace:	**Unit Exposure:**		
HOA Fee:			
HOA Fee Incl:			

Total Lot M2:	458.01		**Lot Shape:**	Irregular	**Lot Dim:**
Frontage:		**Depth:**	**Zoning:**		
Conform:		**Conform Yr:**	**Front Expos:**	South	
Taxes:	$6,539.472026		**Local Improve:**		