# \$624,888 - 1081 Eaton Road, Edmonton

MLS® #E4440783

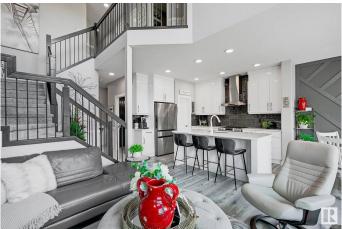
#### \$624,888

3 Bedroom, 2.50 Bathroom, 1,656 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Breathtaking! Backing greenspace, this family home is set apart from the rest, in style, design & sophistication. Luxuries include maintenance-free landscaping and deck, natural gas hookups, upgraded appliances, & custom window coverings. From the great room open to above, to the guartz-laden designer kitchen & counters throughout, a majestic floor-to-ceiling tiled fireplace, triple-pane windows, & a side entrance for future suite potential. Upstairs features a separate laundry closet with ample storage. The primary bedroom features a luxurious bath & a walk-in closet. The 2nd and 3rd good-sized bedrooms share the main four-pc bath. The immaculate double-car garage boasts epoxy flooring & radiant tube heat. Perfectly positioned on an exquisitely no-maintenance landscaped & fenced, south-facing lot backing greenspace! Experience Edgemont to its fullest...city close & urban quiet! Extremely Energy-Efficient, fantastic location, & turn-key move-in ready. Sit back relax & enjoy, this place feels like home!







Built in 2022

#### **Essential Information**

| MLS® # | E4440783  |
|--------|-----------|
| Price  | \$624,888 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,656                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 1081 Eaton Road     |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1M9             |

# Amenities

| Amenities | Air Conditioner, Closet Organizers, Deck, No Smoking Home, Vinyl Windows |
|-----------|--|
| Parking   | Double Garage Attached, Heated, Insulated                                |

# Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, |
|                   | Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage        |
|                   | Shed, Stove-Electric, Washer, Window Coverings, Stove-Induction, TV   |
|                   | Wall Mount, Garage Heater   |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Heatilator/Fan  |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, |
|                   | Playground Nearby, Public Transportation, Schools           |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## **Additional Information**

| Date Listed    | June 6th, 2025 |
|----------------|----------------|
| Days on Market | 17             |
| Zoning         | Zone 57        |

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Listing information last updated on June 23rd, 2025 at 4:02am MDT