

## \$668,000 - 1232 Eaton Lane, Edmonton

MLS® #E4426334

**\$668,000**

4 Bedroom, 3.50 Bathroom, 1,921 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

**GORGEOUS 2 STOREY!** This modern custom home sits on a large corner lot in prestigious Edgemont. Featuring so many upgrades including designer lighting, quartz counters, glass railings, coffered ceilings & high end built-in appliances! The gourmet kitchen is a chef's dream! White European style cabinetry, eat-up island, plenty of counterspace & a walk/thru pantry leads to the essential mudroom. The living room has massive windows, a custom wall with a sleek linear fireplace, soaring open to below ceilings & completed with a 2 pce bath. The upper level has a family bathroom, laundry, 3 bedrooms, the primary with a fully fitted w/i closet & luxury 5 pce ensuite, soaker tub, dual sinks & glass shower. The basement offers lots more living space with a huge family room, bedroom, bath & lots of storage. The attractive exterior has a double attached garage & large yard ready for your future deck. Woodhaven is a fantastic community with an abundance of greenspace, walking trails & ponds. **THE PERFECT FAMILY HOME!**

Built in 2021

### Essential Information

MLS® # E4426334

Price \$668,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,921                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1232 Eaton Lane     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1M9             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Detectors Smoke, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 57          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 18th, 2025 at 6:17am MDT