

\$589,000 - 1209 Eaton Lane, Edmonton

MLS® #E4440352

\$589,000

4 Bedroom, 3.50 Bathroom, 1,644 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this beautiful, versatile home in award-winning WOODHAVEN in EDMONTON. Exceptionally located near a ravine, pond, and playground, this 2-story home with a fully legal 1-bedroom basement suite is perfect for investors or families seeking future flexibility. The main floor features a cozy fireplace, dining nook, and a waterfall quartz island in the kitchen with new SS appliances, Hunter Douglas blinds, and for an added bonus the main floor has never been lived in—it's like brand new!! With 3 bedrooms on the upper floor, including a spacious primary with ensuite and walk-in closet, plus a bonus room and upper floor laundry. The legal suite has a private side entrance—ideal for rental income or extended family. A large detached double garage adds even more value. Enjoy low-maintenance living with premium Selkirk Elite turf grass, a beautiful deck, and stunning landscaping. Close to schools, shopping, and the Henday—this is a smart, adaptable investment.

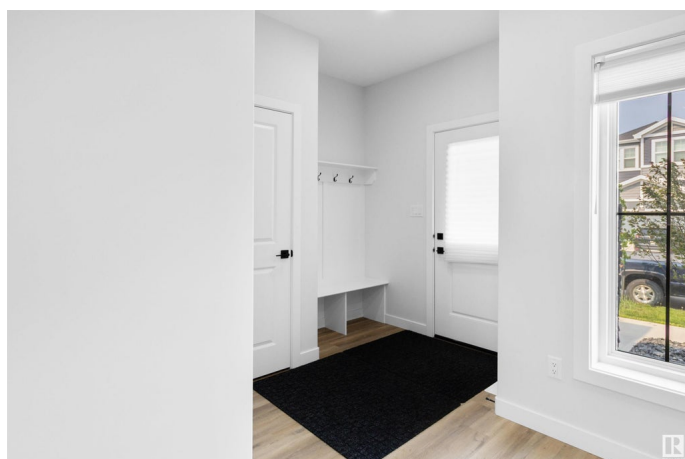
Built in 2022

Essential Information

MLS® # E4440352

Price \$589,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,644
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1209 Eaton Lane
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1M9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 57

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Listing information last updated on June 16th, 2025 at 7:02am MDT