

## \$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.

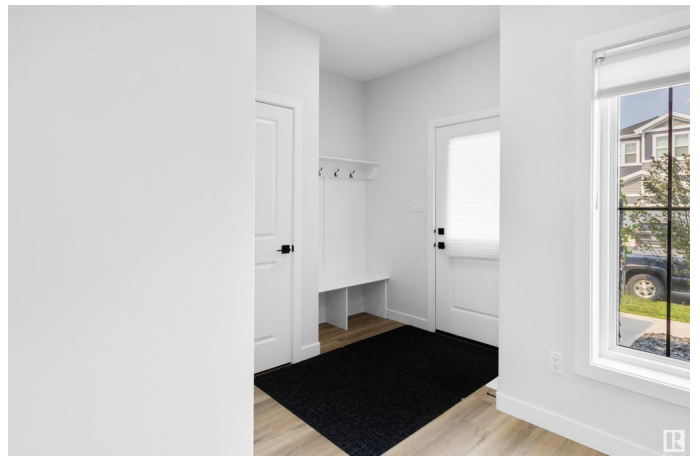
Built in 2022

### 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 |
|----------|--------------------|

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| 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 | 13             |
| Zoning         | Zone 57        |

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Listing information last updated on June 17th, 2025 at 4:17am MDT