

## \$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.

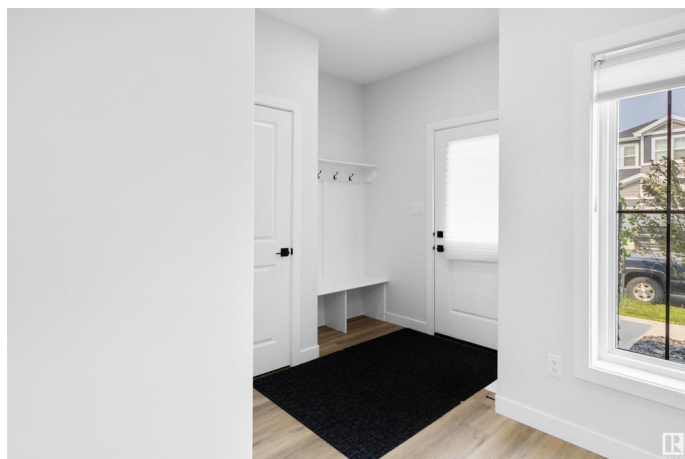
Built in 2022

### 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	6
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 9th, 2025 at 11:02pm MDT