

## \$648,000 - 1232 Eaton Lane, Edmonton

---

MLS® #E4426334

**\$648,000**

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 \$648,000



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	50
Zoning	Zone 57
HOA Fees Freq.	Annually

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 May 8th, 2025 at 1:02am MDT