

\$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 | 30 |
| Zoning | Zone 57 |

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Listing information last updated on July 4th, 2025 at 11:47am MDT