

## \$700,000 - 1214 Eaton Lane, Edmonton

MLS® #E4453461

**\$700,000**

4 Bedroom, 3.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this beautifully upgraded Blackstone home, offering 2,419 sq. ft. of total finished living space with thoughtful design and premium finishes throughout. The open-to-above living room creates an impressive focal point with its fireplace feature wall, while the chef's kitchen features quartz countertops, full-height cabinetry, and a walk-through pantry connecting to the garage for convenience. Upstairs, the primary suite offers a walk-in closet and a spa-inspired 5-pc ensuite with dual sinks and a glass shower. A versatile bonus room and upper-floor laundry add practicality. The fully finished basement with 9-foot ceilings expands the living space with a rec room, den, bedroom, and full bath. Outside, enjoy low-maintenance landscaping and a backyard that backs directly onto a paved walking trail, with parks, playgrounds, and shopping nearby. Complete with an oversized air conditioner and a double attached garage, this home combines comfort, function, and style in one exceptional package.

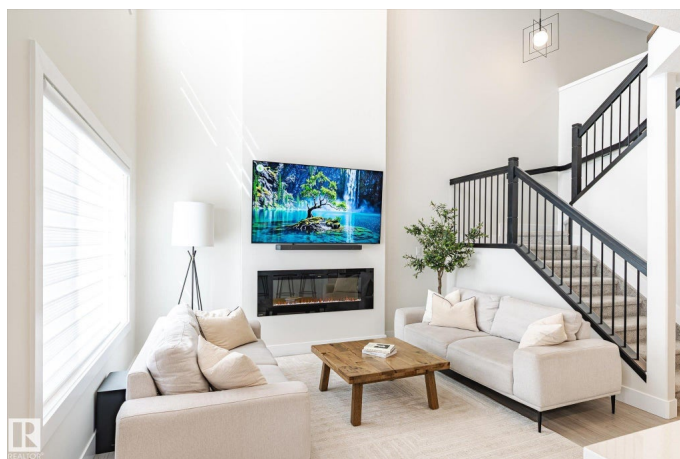
Built in 2022

### Essential Information

MLS® # E4453461

Price \$700,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,781                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1214 Eaton Lane     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1M9             |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Dugout Basement, Fire Pit, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                 |
| Parking        | Double Garage Attached                                                                                                                            |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                            |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 73                |
| 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 October 28th, 2025 at 2:32pm MDT