

\$439,550 - 8206 W Grey Alder Dr, Eagle

MLS® #98955182

\$439,550

3 Bedroom, 3.00 Bathroom, 1,785 sqft
Residential on 0.09 Acres

Eagle Ridge, Eagle, ID

This elegant two-story attached townhouse in The Duet series opens to beautiful 9' ceilings on the first floor, with an open living room and kitchen, featuring stainless steel appliances, quartz countertops, soft-close cabinets and drawers, with a gourmet island. Entertaining your guests flows easily to the outdoor patio. Your home comes with full window blinds, washer and dryer, refrigerator, and full landscape. The Duet series brings luxury living to the convenience of townhouse lifestyle. The Eagle Ridge community includes walking paths, Tot lot, Clubhouse, Pool, and Pickleball courts.



Built in 2025

Essential Information

MLS® #	98955182
Price Per SQFT	\$246
Bedrooms	3
Bathrooms	3.00
Square Footage	1,785
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address 8206 W Grey Alder Dr



Area	Eagle - 0900
Subdivision	Eagle Ridge
City	Eagle
County	Ada
State	ID
Zip Code	83616
Builder	Lennar

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	2
Parking	Attached
# of Garages	2
Has Pool	Yes
Pool	Community, In Ground, Pool
Golf Course	N

Interior

Interior Features	Den/Office, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Electric Water Heater, Tankless Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding
Heating	Forced Air
Cooling	Central Air
Stories	Two

Exterior

Lot Description	Sm Lot 5999 SF, Auto Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Architectural Style
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Eagle
Middle	Star
High	Eagle

Additional Information

Date Listed	July 19th, 2025
-------------	-----------------

Days on Market	87
HOA Fees	\$350
HOA Fees Freq.	Quarterly
New Construction	Yes
Tax Year	2024
Office	Fathom Realty
Contact Info	kim@idaholifehomes.com

Listing Details

Listing Office	Fathom Realty
----------------	---------------



IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. IMLS does not assume any liability for missing or inaccurate data. Information provided by IMLS is deemed reliable but not guaranteed.

Listing information last updated on October 15th, 2025 at 6:33am MDT