

\$749,500 - 9095 W Edgeview Ln, Eagle

MLS® #98959036

\$749,500

3 Bedroom, 2.00 Bathroom, 1,780 sqft
Residential on 5.02 Acres

0 Not Applicable, Eagle, ID

A lovely setting on 5 acres in the heart of Eagle, Idaho—this home at 9095 Edgeview has been a place of comfort and connection for years, & now it's ready for its next chapter & a new story. This single-level home, built in 1994, features 3 bedrooms, 2 bathrooms, multiple living areas, & a cozy woodstove that has warmed many evenings. The kitchen—with its island & double ovens—has been the center of gatherings, traditions, & everyday living. Sun-filled windows frame views of gardens, pastures, & mature trees that provide shade & privacy. Outdoors, the land is fenced into 3 irrigated pastures (watered by private irrigation system in a small community)—perfect for horses, 4-H projects, or hobby farming. Garden spots & shaded areas invite relaxation, while a 20x40 shop with covered parking offers space for equipment, trailers, or projects. The property also includes a greenhouse & a dog run—ready to go. Adding to its appeal, the county allows for the possibility of an Accessory Dwelling Unit (ADU/SDU) with approval. The maximum secondary dwelling could be approximately 1,069-1200 sq. ft., & it may include a garage—making it an excellent option for multigenerational living, a guest house, or income potential. Easy to reach yet private & secluded, this property is more than land & a house—it's a lifestyle, waiting for new memories. Come & imagine the dreams you'll create here.



Built in 1994

Essential Information

MLS® #	98959036
Price Per SQFT	\$421
Bedrooms	3
Bathrooms	2.00
Square Footage	1,780
Acres	5.02
Year Built	1994
Type	Residential
Sub-Type	Manufactured On Land
Status	Active

Community Information

Address	9095 W Edgeview Ln
Area	Eagle - 0900
Subdivision	0 Not Applicable
City	Eagle
County	Ada
State	ID
Zip Code	83616-1424
Builder	Marlette Brand

Amenities

Utilities	Electricity Connected, Broadband Internet
Parking Spaces	1
Parking	Detached, RV Access/Parking
# of Garages	1
RV/Boat Parking	Yes
View	Yes
Golf Course	N
Virtual Tour	https://drive.google.com/file/d/1QASajMPORgMafPcmygpj9h7FTA-rV13V/view

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Family Room, Great Room, Double Vanity, Breakfast Bar, Laminate Counters
Appliances	Electric Water Heater, Tank Water Heater, Dishwasher, Disposal,

	Double Oven, Oven/Range Built-In, Refrigerator, Washer, Dryer
Heating	Electric, Forced Air, Wood
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	One
Primary On Main	Yes

Exterior

Lot Description	5 - 9.9 Acres, Dog Run, Garden, Irrigation Available, R.V. Parking, Views, Chickens, Irrigation Sprinkler System
Roof	Composition

School Information

District	West Ada School District
Elementary	Star
Middle	Star
High	Eagle

Additional Information

Date Listed	August 22nd, 2025
Days on Market	52
Zoning	Rr
Property Taxes	\$1,907
Tax Year	2024
Structures	Shop
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
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Listing information last updated on October 15th, 2025 at 1:03am MDT