

# \$645,000 - 2479 E Ashbrook Ct, Eagle

MLS® #98961218

## \$645,000

3 Bedroom, 3.00 Bathroom, 2,036 sqft  
Residential on 0.15 Acres

Lexington Hills, Eagle, ID

Welcome to this charming Lexington Hills home, tucked away on a quiet cul-de-sac with a darling front porch that invites you in. Inside, youâ€™ll find three large bedrooms & two separate living spaces, offering plenty of room to spread out & enjoy. Thoughtful updates include new AC, interior paint, new fencing, & new flooring in the bathrooms & laundry room. The kitchen is beautifully designed with granite counters, an undermount single-basin sink overlooking the backyard, & a reverse osmosis system. Refreshed landscaping enhances the curb appeal & creates a welcoming outdoor retreat. The spacious primary suite is a true highlight, featuring an attached bonus room separated by a double-sided gas fireplace. Perfect as an office, workout space, or cozy sitting room, this versatile retreat adds so much. Lexington Hills offers fishing ponds & walking paths throughout. Located just minutes from downtown Eagle, a cart ride from Eagle Hills Golf Course, & blocks from the Eagle Bike Park, this location can't be beat.

Built in 1997

## Essential Information

MLS® #	98961218
Price Per SQFT	\$317
Bedrooms	3
Bathrooms	3.00
Square Footage	2,036



Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	2479 E Ashbrook Ct
Area	Eagle - 0900
Subdivision	Lexington Hills
City	Eagle
County	Ada
State	ID
Zip Code	83616

### **Amenities**

Utilities	Sewer Connected
Parking Spaces	3
Parking	Attached, Finished Driveway
# of Garages	3
Golf Course	N

### **Interior**

Interior Features	Bath-Master, Den/Office, Family Room, Great Room, Double Vanity, Walk-In Closet(s), Pantry, Kitchen Island, Granite Counters, Wood/Butcher Block Counters
Appliances	Gas Water Heater, Tank Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Two, Gas
Stories	Two

### **Exterior**

Lot Description	Standard Lot 6000-9999 SF, Garden, Irrigation Available, Sidewalks, Cul-De-Sac, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition
Foundation	Crawl Space

**School Information**

District	West Ada School District
Elementary	Seven Oaks
Middle	Eagle Middle
High	Eagle

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	30
HOA Fees	\$243
HOA Fees Freq.	Quarterly
Property Taxes	\$2,119
Tax Year	2024
Office	TripleCord Real Estate
Contact Info	katie@triplecordrealestate.com

**Listing Details**

Listing Office	TripleCord Real Estate
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Listing information last updated on October 14th, 2025 at 1:18am MDT