

## \$479,900 - 124 Howson Crescent, Edmonton

MLS® #E4428794

**\$479,900**

2 Bedroom, 3.00 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Looking for the perfect bungalow? This BEAUTIFUL, clean, well maintained open floor plan with over 1400 sq.ft on a large corner lot. Offers CENTRAL A/C, 2beds, 2baths up with an inviting layout, generous rooms and plenty of natural light with an abundance of windows. Fully finished bsmt complete with laundry, rec room, updated 3pc bath and additional room. Sliding patio doors off the living room and primary bedroom. Stainless steel appliances, gas stove, gas fire place, double garage, lots of parking, large wrap around deck, near hermitage park, river valley, soccer center, Yellowhead Trail, Anthony henday, public transit. Roof & Eaves 2017, triple pane windows 2018, new garage door opener and deck 2019, new fence 2020, new air-conditioner and humidifier 2021, new hot water tank 2024, freshly painted 2025. Cement pad and wired for hot tub. Incredible value in this amazing unique home.

Built in 1980

### Essential Information

MLS® #	E4428794
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3



Square Footage	1,429
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	124 Howson Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4T8

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Vinyl Windows, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Projector
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	Zone 35

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