

## \$449,900 - 60 Howson Crescent, Edmonton

MLS® #E4441981

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this meticulously maintained home! As you enter the home into the bright living room you immediately notice the curved walls and entryways adding to the charm of this home! Dining room separate from the kitchen which features plenty of counter and cupboard space with stainless steel fridge and dishwasher along with a window to view the backyard. A beautiful sun room leads out to the deck and around to the primary bedroom with its sliding barn door to the ensuite and spacious closet. Basement is finished with a fantastic bar and spacious family room making it the perfect place to unwind or entertain! Laundry room and bathroom complete this level. The deck and backyard are the ultimate place to enjoy the outdoors with ramp leading out to the yard with mature trees. This home offers an exceptional blend of classic charm and modern convenience, ideal for families or anyone seeking a move-in ready property. Don't miss your chance to experience the quality and comfort this Howson Cr gem provides!

Built in 1982

### Essential Information

MLS® # E4441981

Price \$449,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,425
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	60 Howson Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4T6

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, Front Porch, Sunroom
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Overlanders, St M Goretti
Middle	J D Bracco, St E Seton
High	Eastglen, Austin O'Brien

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	2
Zoning	Zone 35

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 June 14th, 2025 at 3:32pm MDT