

\$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 | 4 |
| 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 16th, 2025 at 2:48pm MDT