

\$479,900 - 72 Howson Crescent, Edmonton

MLS® #E4423920

\$479,900

6 Bedroom, 3.50 Bathroom, 1,927 sqft
Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

FANTASTIC 2 STOREY! Backing onto GREENSPACE, this spacious family home sits on a huge lot and has 6 bedrooms and 3.5 bathrooms – plenty of room for the whole family! Beautifully upgraded with modern finishings, the main floor features a sunny kitchen with white, European style cabinetry, S/S appliances and plenty of counterspace with a peninsular island overlooking the breakfast nook. There is a bright family area, living room, bedroom and formal dining room. Upstairs has 3 generous bedrooms, the primary with a large walk in closet and luxury ensuite and a full family bathroom. The basement is FULLY FINISHED (in-law suite) with its own furnace, and a SEPARATE ENTRANCE providing lots of possibilities! There is a 2nd kitchen, 2 bedrooms, living room, bathroom and laundry. The attractive exterior has metal siding, a double, heated attached garage, parking for 6 vehicles and a SOUTH facing yard with 2 decks, Gazebo, metal fencing & maintenance free synthetic grass. IMPRESSIVE!

Built in 1979

Essential Information

MLS® #	E4423920
Price	\$479,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	72 Howson Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4T5

Amenities

Amenities	Deck
Parking Spaces	6
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Hillside, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed March 4th, 2025

Days on Market 27

Zoning Zone 35

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