

## \$419,900 - 20 Howson Crescent, Edmonton

MLS® #E4444221

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this spacious & inviting 3+1 bedroom home in the friendly Canon Ridge neighbourhood. Step inside to the front foyer, then discover a generously sized living room & dining area, perfect for both family gatherings & entertaining guests. The kitchen features ample cupboards & counter space and access to the beautiful backyard which is your own private oasis! The generous primary bedroom features large closets and direct access to the main 4-piece bathroom. Two secondary bedrooms and laundry room complete the main floor. The finished basement is highlighted by an L-shaped flex space, den, 4th bedroom, 4-piece bathroom, and utility/storage room. Large windows give you plenty of natural light to enjoy throughout the home. Plus there's the heated double attached garage! Updates include: windows, furnace, HWT, and primer paint. This home is close to everything you need - schools, parks, Soccer Centre, shopping, restaurants, public transportation, and quick access to Anthony Henday & Yellowhead Trail.

Built in 1983

### Essential Information

MLS® # E4444221

Price \$419,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,214
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	20 Howson Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4V2

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking	Double Garage Attached, Heated

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Picnic Area, 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 Oâ€™Brien

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	11
Zoning	Zone 35

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