

## \$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

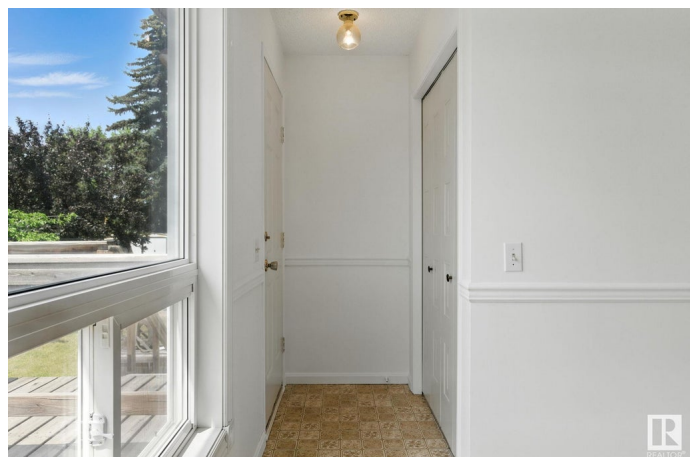
Welcome to this spacious & inviting 3+1 bedroom home in the friendly Canon Ridge neighbourhood. Step inside to the front foyer, then discover a generously sized living room & dining area, perfect for both family gatherings & entertaining guests. The kitchen features ample cupboards & counter space and 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 | 9               |
| Zoning         | Zone 35         |

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Listing information last updated on July 4th, 2025 at 4:32pm MDT