

# \$440,000 - 23 Howson Crescent, Edmonton

MLS® #E4433099

## \$440,000

4 Bedroom, 2.50 Bathroom, 1,202 sqft  
Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Spacious three plus a fourth bedroom in the lower level Bi-Level in Canyon Ridge. Double attached garage. Large lot and recently updated decking material.. Basement is mostly developed and has a large storage area, games, recreation room and the fourth bedroom as well as a four piece bathroom. Double attached garage and space on the side for a small RV or trailer. High Efficiency furnace 2008

Built in 1983

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433099               |
| Price          | \$440,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,202                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 23 Howson Crescent |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4T7            |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Air Conditioner, See Remarks |
| Parking Spaces | 4                            |
| Parking        | Double Garage Attached       |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, No Through Road, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 52               |
| Zoning         | Zone 35          |
| Foreclosure    | Yes              |

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Listing information last updated on June 18th, 2025 at 3:02am MDT