

## \$479,900 - 2527 Hanna Crescent, Edmonton

MLS® #E4449800

### \$479,900

3 Bedroom, 2.50 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Exceptional opportunity to own this executive bungalow in Haddow at only \$479,900. 2+1 bedrooms with a main floor primary suite with walk in closet & full ensuite. Second bedroom on the main floor perfect for an office or guests & lastly a large 3rd bedroom in the basement. The main floor provides a open concept great room with hardwood floors throughout, vaulted ceilings, gas fireplace, large picture window looking out to your landscaped yard & functional kitchen with raised eating bar. The fully finished basement offers a sprawling rec. room perfect for kids to play, pool table or theatre space plus, a 4pc. bathroom, 3rd bedroom & storage room. Other features include A/C, large deck with privacy wall, hot tub & fully fenced yard.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449800  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,118     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2005                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2527 Hanna Crescent |
| Area        | Edmonton            |
| Subdivision | Haddow              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 3P7             |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | None                                                                                                                                                     |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

Date Listed July 25th, 2025

Days on Market 13

Zoning Zone 14

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Listing information last updated on August 7th, 2025 at 4:17pm MDT