

## \$850,000 - 939 Haliburton Road, Edmonton

MLS® #E4457364

**\$850,000**

4 Bedroom, 3.00 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Located in College Woods, this fully finished home offers over 3,000 sq.ft. of living space with thoughtful upgrades throughout. The front veranda welcomes you & hardwood leads past formal dining room into the open concept kitchen with island & breakfast bar, granite counters, pantry, SS appliances, & breakfast nook overlooking the maintenance-free deck & sunny south-facing backyard. You will enjoy the natural light while sitting in the great room with gas fireplace. Enjoy the beautiful backyard view also from your primary bedroom with walk-in closet & 4-pc ensuite. Spacious second bedroom, & full bath, plus laundry complete the main floor. The lower level is perfect for entertaining: wet bar, family/TV room, games area with pool table, two additional bedrooms, & full bath. Enjoy 9 ft ceilings on both levels, abundance of natural light, A/C & in-floor heat, & U/G sprinklers, aggregate driveway. The fully finished double garage has a rubber floor. Quiet location close to trails, parks, & all amenities.

Built in 2003

### Essential Information

MLS® # E4457364

Price \$850,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,715                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 939 Haliburton Road |
| Area        | Edmonton            |
| Subdivision | Haddow              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 2Z6             |

### Amenities

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Gazebo, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows, Wet Bar, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                         |
| Construction      | Wood, Stucco, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 14              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 4:03pm MDT