

## \$464,800 - 363 Huffman Crescent, Edmonton

MLS® #E4458925

**\$464,800**

4 Bedroom, 2.50 Bathroom, 1,284 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Updated 4 Level Split with an impressive 31.5'x27.5' HEATED+OVERSIZED double garage/shop/man-cave and extra/RV parking. Major updates done: shingles & siding (2015), New windows/doors installed (2025), Central AC (2024), Newer 8' overhead garage door. Step inside to bright, refreshed living with updated flooring and a modernized kitchen featuring an island, white cabinetry, stainless appliances, granite sink, and newer fixtures. The dining area flows into a spacious living room highlighted by an oversized bay window. Upstairs you'll find three generous bedrooms, including a primary bedrm with 3 pc ensuite, plus a beautifully redone 4 pc bath with deep soaker tub. Third level offers a massive family room with a stone-faced wood-burning fireplace and a 2 pc bath. The f-finished basement features a dry bar, 4th bedroom, mechanical, and tons of storage space. High-efficiency furnace and hot water tank recently upgraded. Private fully fenced yard with a gazebo and shed. Just steps from school and childcare.

Built in 1978

### Essential Information

MLS® # E4458925

Price \$464,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	363 Huffman Crescent
Area	Edmonton
Subdivision	Overlanders
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4C9

### Amenities

Amenities	Air Conditioner, Bar, Dog Run-Fenced In, Gazebo, Parking-Extra, R.V. Storage, Workshop, See Remarks
Parking	Double Garage Detached, Heated, Over Sized, RV Parking, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 22nd, 2025
Zoning	Zone 35

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