

# **\$549,900 - 2574 Hanna Crescent, Edmonton**

MLS® #E4435275

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,937 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to this move-in-ready 3 bed, 2.5 bath home with 1900+ sq ft in a peaceful neighborhoodâ€”perfect for growing families or first-time buyers. A bright open foyer with vaulted ceilings and maple hardwood floors creates a warm welcome. The main level features a formal dining space, 2-piece bath, and laundry area. The open kitchen includes an island and breakfast bar, flowing into a cozy living room with a fireplace. A sunny nook leads to a landscaped yard with a great deck for BBQs or relaxing. Upstairs, the spacious primary suite offers a tiled 4-piece bath with SOAKER TUB and WALK-IN closet. Two more bedrooms and a full bath complete the floor. The unfinished basement is ready for your future rec room, home gym, or workspace. Double garage connects to a handy mudroom. Great backyard with EXTENDED deck. Major updates: NEW FURNACE, HOT WATER TANK, SUMP PUMP, upgraded ATTIC insulation and CENTRAL A/C. Located on a quiet street, close to parks and just minutes from shops and essentials in Windermere.

Built in 2006

## **Essential Information**

MLS® # E4435275

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,937                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2574 Hanna Crescent |
| Area        | Edmonton            |
| Subdivision | Haddow              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 3P7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 14       |

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Listing information last updated on May 9th, 2025 at 12:17pm MDT