

## **\$818,800 - 741 Haliburton Crescent, Edmonton**

MLS® #E4436568

**\$818,800**

6 Bedroom, 4.00 Bathroom, 2,913 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to a mature Southwest neighborhood nestled onto a quiet street near parks & walking trails! This meticulously maintained home has great curb appeal w/ stucco exterior & mature landscaping. Upon entry find elegant soaring ceilings, windows galore & impressive hardwood flooring. Formal great rm & dining rm lead to kitchen, breakfast nook & family room. Cozy family rm boasts gas fireplace & kitchen has ample cabinetry, granite counters & stainless steel appliances. PLUS MAIN FLR BEDROOM (or den) & FULL BATH. Upstairs a sunny loft awaits you plus 4 bedrooms! Gigantic primary bedrm has enough space for a lounge area (by the dbl-sided fireplace) plus 5pc ensuite (including soaker tub) & walk-in closet. Spare 3 bedrms share a 5pc bathrm. Bright WALKOUT BASEMENT w/ addtl bedrm, 3pc bathrm, & lrg rec space. Enjoy summer evenings on upper deck or climb down steps to a well-sized yard. Addtl features include TANDEM TRIPLE garage, AC, security system, extra basement storage. 2 min walk to elementary bus stop!

Built in 2003

### **Essential Information**

MLS® # E4436568

Price \$818,800



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,913
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	741 Haliburton Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Z7

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Walkout Basement
Parking	Tandem, Triple Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Schools,

	Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brookside/StMary
Middle	Riverbend/A.JosephMac
High	LillianOsborne/MMM

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	76
Zoning	Zone 14

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