

\$419,900 - 20 Howson Crescent, Edmonton

MLS® #E4444221

\$419,900

4 Bedroom, 2.00 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this spacious & inviting 3+1 bedroom home in the friendly Canon Ridge neighbourhood. Step inside to the front foyer, then discover a generously sized living room & dining area, perfect for both family gatherings & entertaining guests. The kitchen features ample cupboards & counter space and access to the beautiful backyard which is your own private oasis! The generous primary bedroom features large closets and direct access to the main 4-piece bathroom. Two secondary bedrooms and laundry room complete the main floor. The finished basement is highlighted by an L-shaped flex space, den, 4th bedroom, 4-piece bathroom, and utility/storage room. Large windows give you plenty of natural light to enjoy throughout the home. Plus there's the heated double attached garage! Updates include: windows, furnace, HWT, and primer paint. This home is close to everything you need - schools, parks, Soccer Centre, shopping, restaurants, public transportation, and quick access to Anthony Henday & Yellowhead Trail.

Built in 1983

Essential Information

MLS® # E4444221

Price \$419,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,214 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 20 Howson Crescent |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 4V2 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Exterior Walls- 2"x6", Vinyl Windows |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Overlanders/St.M. Goretti |
| Middle | J.D Bracco/St.E. Seton |
| High | Eastglen/Austin Oâ€™Brien |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 35 |

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Listing information last updated on July 4th, 2025 at 1:47am MDT