

## \$415,000 - 352 Huffman Crescent, Edmonton

MLS® #E4445837

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,104 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Welcome to this charming 3-bedroom, 3-bath home, perfect for first-time buyers or savvy investors looking to build equity. Located on a large lot backing onto green space, this property offers both privacy and potential in a mature, family-friendly neighborhood. The main floor features an open-concept kitchen and living area filled with natural light, granite countertops, heated tile flooring, and hardwood, creating a warm, functional family space. Windows and doors were replaced in 2021, shingles in 2018, and the deck and patio were updated in 2024. Upstairs offers three bedrooms, while the fully finished basement provides added flexibility. The oversized double garage is heated and insulated, ideal for storage or hobbies year-round. Close to parks, Clareview Rec Centre, shopping, schools, public transit, and major transportation routes. With some updates and personal touches, this home has the potential to become something truly special.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445837  |
| Price      | \$415,000 |
| Lease Rate | \$17      |
| Bedrooms   | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,104                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 352 Huffman Crescent |
| Area        | Edmonton             |
| Subdivision | Overlanders          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 4C8              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Closet Organizers, Deck            |
| Parking Spaces | 6                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 116            |
| Zoning         | Zone 35        |

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