

## \$449,900 - 16 Howson Crescent, Edmonton

---

MLS® #E4451255

**\$449,900**

3 Bedroom, 2.00 Bathroom, 942 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

First time on the market! This well-cared-for bi-level home in sought-after Canon Ridge offers a functional layout and a long list of updates. The main floor features two bedrooms and a full bathroom, with a third bedroom, den, and second bathroom in the finished basement - ideal for guests, a home office, or hobby space. Notable upgrades include new shingles (2016), siding (2014), central A/C (2018), garage doors (2018), and a hot water tank (2022), along with a renovated main floor bathroom. The attached garage is large enough to comfortably park a truck and includes a built-in workbench. Outside, the west-facing backyard is a true highlight. Beautifully landscaped and meticulously maintained, it's the perfect place to unwind or host gatherings while enjoying the evening sun. It truly has to be seen to be appreciated!



Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451255  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 942       |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1982                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 Howson Crescent |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4V2            |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Air Conditioner, Patio, Vinyl Windows, Wet Bar |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached                         |

### Interior

|              |                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wet Bar |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                   |
| Stories      | 2                                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                           |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 5th, 2025 |
|-------------|------------------|

Days on Market 13

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 3:02pm MDT