

\$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

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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	6
Zoning	Zone 35

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Listing information last updated on July 1st, 2025 at 11:32am MDT