

# \$440,000 - 23 Howson Crescent, Edmonton

MLS® #E4433099

**\$440,000**

4 Bedroom, 2.50 Bathroom, 1,202 sqft  
Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Spacious three plus a fourth bedroom in the lower level Bi-Level in Canyon Ridge. Double attached garage. Large lot and recently updated decking material.. Basement is mostly developed and has a large storage area, games, recreation room and the fourth bedroom as well as a four piece bathroom. Double attached garage and space on the side for a small RV or trailer. High Efficiency furnace 2008

Built in 1983

## Essential Information

MLS® #	E4433099
Price	\$440,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## Community Information



Address	23 Howson Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4T7

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, No Through Road, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	50
Zoning	Zone 35
Foreclosure	Yes

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 June 16th, 2025 at 4:47am MDT