

## **\$818,800 - 741 Haliburton Crescent, Edmonton**

MLS® #E4436568

**\$818,800**

6 Bedroom, 4.00 Bathroom, 2,913 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to a mature Southwest neighborhood nestled onto a quiet street near parks & walking trails! This meticulously maintained home has great curb appeal w/ stucco exterior & mature landscaping. Upon entry find elegant soaring ceilings, windows galore & impressive hardwood flooring. Formal great rm & dining rm lead to kitchen, breakfast nook & family room. Cozy family rm boasts gas fireplace & kitchen has ample cabinetry, granite counters & stainless steel appliances. PLUS MAIN FLR BEDROOM (or den) & FULL BATH. Upstairs a sunny loft awaits you plus 4 bedrooms! Gigantic primary bedrm has enough space for a lounge area (by the dbl-sided fireplace) plus 5pc ensuite (including soaker tub) & walk-in closet. Spare 3 bedrms share a 5pc bathrm. Bright WALKOUT BASEMENT finished with addtl bedrm, 3pc bathrm, & massive rec space. Enjoy summer evenings on the upper deck or climb down steps to a well-sized yard. Addtl features include TANDEM TRIPLE garage, AC, security system, extra basement storage. Prime location!

Built in 2003

### **Essential Information**

MLS® # E4436568

Price \$818,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,913                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 741 Haliburton Crescent |
| Area        | Edmonton                |
| Subdivision | Haddow                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 2Z7                 |

### **Amenities**

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Walkout Basement |
| Parking   | Tandem, Triple Garage Attached, See Remarks              |

### **Interior**

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Cedar Shakes       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Brookside/StMary      |
| Middle     | Riverbend/A.JosephMac |
| High       | LillianOsborne/MMM    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 14        |

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Listing information last updated on June 16th, 2025 at 4:17am MDT