

## \$859,000 - 940 Haliburton Road, Edmonton

MLS® #E4456468

**\$859,000**

4 Bedroom, 2.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to College Woods in Haddow. This luxury walkout bungalow greets you with a grand 16 ft entry, 10 ft ceilings, 8 ft doors, and a spacious open living area. The open-concept main floor combines granite counters, engineered flooring, and a fireplace-lit living room, designed for both comfort and style. The primary suite includes a 5-piece ensuite, walk-in closet, and access to the deck. Three of the four bedrooms have walk-in closets, offering exceptional storage and convenience. The fully finished walkout basement adds two oversized bedrooms, a full bath, and a generous family room with another fireplace, ideal for entertaining or relaxation. Recent upgrades include new, warranty-covered appliances. The private backyard is ideal for bird watching, and Haddow Park is just steps away with skating in winter and multi-sport courts in summer.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456468  |
| Price      | \$859,000 |
| Lease Rate | \$15      |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,628                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 940 Haliburton Road |
| Area        | Edmonton            |
| Subdivision | Haddow              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 2Z6             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 10 ft., Walkout Basement |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Three Sided, Tile Surround                                                                                             |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Cedar Shakes        |
| Construction      | Wood, Stone, Stucco |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 14             |

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Listing information last updated on October 20th, 2025 at 10:18pm MDT