

# **\$549,900 - 2574 Hanna Crescent, Edmonton**

MLS® #E4435275

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,937 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to this move-in-ready 3 bed, 2.5 bath home with 1900+ sq ft in a peaceful neighborhoodâ€”perfect for growing families or first-time buyers. A bright open foyer with vaulted ceilings and maple hardwood floors creates a warm welcome. The main level features a formal dining space, 2-piece bath, and laundry area. The open kitchen includes an island and breakfast bar, flowing into a cozy living room with a fireplace. A sunny nook leads to a landscaped yard with a great deck for BBQs or relaxing. Upstairs, the spacious primary suite offers a tiled 4-piece bath with SOAKER TUB and WALK-IN closet. Two more bedrooms and a full bath complete the floor. The unfinished basement is ready for your future rec room, home gym, or workspace. Double garage connects to a handy mudroom. Great backyard with EXTENDED deck. Major updates: NEW FURNACE, HOT WATER TANK, SUMP PUMP, upgraded ATTIC insulation and CENTRAL A/C. Located on a quiet street, close to parks and just minutes from shops and essentials in Windermere.

Built in 2006

## **Essential Information**

MLS® # E4435275

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,937
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2574 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3P7

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	Zone 14

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 May 13th, 2025 at 8:47pm MDT