

\$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	52
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 18th, 2025 at 8:02pm MDT