

## \$719,999 - 2553 Hanna Crescent, Edmonton

MLS® #E4435900

**\$719,999**

6 Bedroom, 3.50 Bathroom, 2,820 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Located in the prestigious community of Haddow, this stunning home offers over 4,000 SQFT of living space, featuring 6 spacious bedrooms, 4 bathrooms, a dedicated exercise room, a HOME THEATRE, and a massive pie-shaped lot perfect for family living and entertaining. The main floor showcases elegant walnut hardwood flooring, while the second level and basement feature brand-new plush carpet for added comfort. Enjoy immersive sound with built-in speakers throughout the entire home and rear patio. The open-concept kitchen is a chef's dream, complete with custom hand-clipped granite countertops and plenty of prep space. This home is equipped with numerous upgrades, including hot water on demand, 2 new furnaces, a new A/C unit, new appliances, and a new water softener. Expansive windows fill the space with natural sunlight, creating a bright and inviting atmosphere. Step outside to a professionally landscaped backyard with a large, maintenance-free lifetime deck—ideal for hosting or relaxing in peace.

Built in 2005

### Essential Information

MLS® # E4435900

Price \$719,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,820                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2553 Hanna Crescent |
| Area        | Edmonton            |
| Subdivision | Haddow              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 3P7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Instant, No Smoking Home, Patio, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Roughed In   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Earl Buxton School         |
| Middle     | Vernon Barfield School     |
| High       | Lilian Osborne High School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 14        |

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