

## \$330,000 - 612 Horner Road, Edmonton

MLS® #E4440078

**\$330,000**

3 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

This original-owner 3 bed 2 bath home has many recent upgrades, including a new roof and gutters in 2017, new furnace in 2022, new water heater in 2020, new garage door in 2019, new kitchen appliances in 2023, and a new washer & dryer in 2024. Boasting a large front-attached garage with plenty of storage, you'll have abundant room for trucks and toys for kids big and small. Overlanders elementary school is a short 5 minute walk to the south. With a large, private yard including a scrumptious patio, access to Hermitage Park, nearby trails and off-leash areas, access to the River Valley and Rundle Park (golf, tennis, cycling, swimming, sledding and more) just 5 minutes away, this home offers everything an active and discerning buyer could ask for. The layout is also great for growing a family, with two upstairs bedrooms and one below, allowing room and privacy for young children and teens alike. A major bus route serves the community, with the nearest stop a 1-minute walk away.

Built in 1993

### Essential Information

MLS® # E4440078

Price \$330,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 612 Horner Road |
| Area        | Edmonton        |
| Subdivision | Overlanders     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4Y9         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, Patio, Television Connection, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Partial, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |               |
|------------|---------------|
| Elementary | Overlanders   |
| Middle     | John D Bracco |
| High       | Eastglen      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 35        |

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Listing information last updated on June 7th, 2025 at 7:32am MDT