

## **\$339,000 - 31 2508 Hanna Crescent, Edmonton**

MLS® #E4451678

**\$339,000**

3 Bedroom, 2.50 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Welcome home to this well-maintained END UNIT townhouse in the desirable neighbourhood of Haddow! With over 1,400 sq. ft. of fully finished living space across 2 level this townhome checks all the boxes. The main floor features beautiful **HARDWOOD** flooring, a cozy gas **FIREPLACE**, and a well laid out kitchen with so much counter space, perfect for cooking and entertaining. You'll love the primary retreat, complete with **VAULTED** ceilings, **DOUBLE CLOSETS**, and a **FULL ENSUITE BATH**. Also on this level, convenient **MAIN FLOOR LAUNDRY**. Below you will find 2 more bedrooms, a 3rd **FULL** bath and a **HUGE DOUBLE** attached Garage plus driveway! The unique balcony and patio combo offers plenty of private outdoor space perfect for barbecuing (gas line included), gardening and lounging. Enjoy the quiet tree line street with schools, shopping and the Terwillegar Recreation Centre just down the street. Quick access to both Anthony Henday and Whitemud Drive allowing for commuting to all parts of the city.

Built in 2005

### **Essential Information**

MLS® # E4451678

Price \$339,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 948               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 31 2508 Hanna Crescent |
| Area        | Edmonton               |
| Subdivision | Haddow                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 3N7                |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Attached                                                               |

### Interior

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

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, |

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
|              | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                                         |
| Construction | Wood, Stone, Vinyl                                                                       |
| Foundation   | Concrete Perimeter                                                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 14          |
| Condo Fee      | \$517            |

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Listing information last updated on August 19th, 2025 at 11:02pm MDT