

## \$350,000 - 232 Humberstone Road, Edmonton

MLS® #E4441942

**\$350,000**

5 Bedroom, 1.50 Bathroom, 1,189 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Opportunity knocks at 232 Humberstone Road! This bungalow offers a solid layout and plenty of space to work with. The main floor features a bright front living room that flows into the dining area and a spacious kitchen, plus a convenient mudroom that leads to the low-maintenance backyard. There's also a concrete patio out back—perfect for summer BBQs—and a double detached garage. Down the hall are three bedrooms, including a primary with a 2-piece ensuite, and a full 4-piece main bath. The basement is partially finished with two additional bedrooms, a large rec room, and a big utility/laundry/storage space. With some TLC and sweat equity this home will be the perfect gem. Whether you're looking for a renovation project or an investment opportunity, this one has potential.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441942  |
| Price          | \$350,000 |
| Bedrooms       | 5         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,189     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 232 Humberstone Road |
| Area        | Edmonton             |
| Subdivision | Overlanders          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 4C6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 35         |

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