

\$599,000 - 1824 Holman Crescent, Edmonton

MLS® #E4464367

\$599,000

3 Bedroom, 2.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Immaculate, original owner 2 ST home in quiet Hodgson location with parks and ravine pathways. AVI Homes built, spacious great room plan with gas fireplace, maple hardwood on main floor and upgraded carpet on upper floor 2022. Kitchen island with bar counter, SS appliances, pantry and open dining area with garden doors to large private deck, BBQ gas connect. Main floor laundry and two piece bathroom. 3 bedrooms plus family room on upper floor, two full baths including primary bedroom ensuite with jetted tub and large shower, walk in closet. Attractive landscaped yard with paver walkway, garden beds. Basement ready for your future developments with 3 piece plumbing R/I. Many recent improvements including A/C, High Efficiency furnace and water heater, roof shingles in 2021. Builder upgrades include extra windows, Hunter Douglas blinds throughout, built-in ceiling speaker system, wider garage insulated + drywalled with gas line for a furnace. Why not start your holiday shopping with this beautiful home!

Built in 2005

Essential Information

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Price \$599,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1824 Holman Crescent
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3M2

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles, See Remarks
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 1st, 2025
Days on Market	12
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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