

\$449,900 - 16 Howson Crescent, Edmonton

MLS® #E4451255

\$449,900

3 Bedroom, 2.00 Bathroom, 942 sqft

Single Family on 0.00 Acres

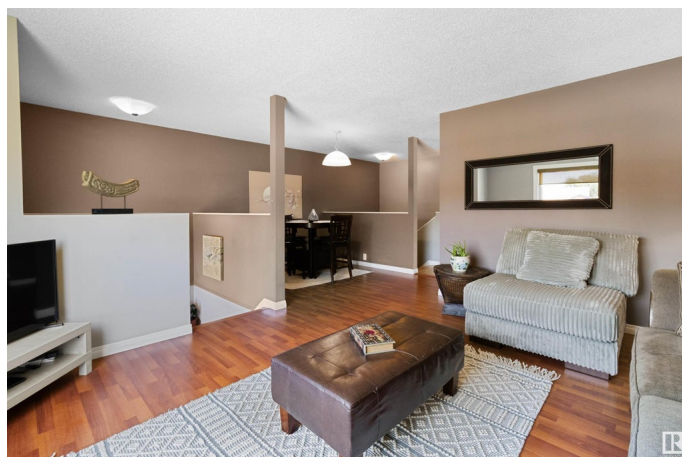
Canon Ridge, Edmonton, AB

First time on the market! This well-cared-for bi-level home in sought-after Canon Ridge offers a functional layout and a long list of updates. The main floor features two bedrooms and a full bathroom, with a third bedroom, den, and second bathroom in the finished basement - ideal for guests, a home office, or hobby space. Notable upgrades include new shingles (2016), siding (2014), central A/C (2018), garage doors (2018), and a hot water tank (2022), along with a renovated main floor bathroom. The attached garage is large enough to comfortably park a truck and includes a built-in workbench. Outside, the west-facing backyard is a true highlight. Beautifully landscaped and meticulously maintained, it's the perfect place to unwind or host gatherings while enjoying the evening sun. It truly has to be seen to be appreciated!

Built in 1982

Essential Information

MLS® #	E4451255
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	942



Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	16 Howson Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4V2

Amenities

Amenities	Air Conditioner, Patio, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
-------------	------------------

Days on Market 8

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 6:02pm MDT