

Courtesy Of Alma Hadzic Of MaxWell Polaris

## \$279,900 - 45 Habitat Crescent, Edmonton

MLS® #E4424263

**\$279,900**

3 Bedroom, 1.50 Bathroom, 964 sqft  
Condo / Townhouse on 0.00 Acres

Homesteader, Edmonton, AB

Welcome to this FULLY RENOVATED 3 bedroom, 1.5 bathroom townhouse that has been thoughtfully remodelled from top to bottom! Upon entrance you'll instantly fall in love with the bright open concept design & crisp clean feel. Beautiful BRAND NEW kitchen, guest bath & large living room with elegant accent wall complete the main floor. Upstairs you'll find 3 good sized bedrooms & a 4 piece bathroom. FULLY FINISHED BASEMENT features laundry, office nook & spacious family room. You'll enjoy the private backyard BACKING ONTO GREEN SPACE with garden & storage shed. QUALITY UPGRADES include BRAND NEW kitchen cabinets with NEW modern backsplash, NEW stainless steel appliances, NEW quartz, FRESHLY PAINTED throughout with NEW vinyl flooring & carpet, NEW trim & doors, NEW hardware, NEW fixtures, POT LIGHTS & much, much more. Tastefully & professionally redone. Well managed complex w/ LOW CONDO FEE & TWO PARKING STALLS. Close to schools, park, shops with easy access to LRT, Anthony Henday & Yellowhead. Shows 10/10!



Built in 1975

### Essential Information

MLS® # E4424263

Price	\$279,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	964
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Habitat Crescent
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K8

### **Amenities**

Amenities	Off Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Parking-Extra, Parking-Visitor, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped,

Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Homesteader School  
Middle ohn D. Bracco School  
High Eastglen School

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 8  
Zoning Zone 35  
Condo Fee \$285

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