

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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Listing information last updated on March 14th, 2025 at 8:47am MDT