# \$639,900 - 2712 Hanna Court, Edmonton

MLS® #E4425467

## \$639,900

4 Bedroom, 2.50 Bathroom, 2,062 sqft Single Family on 0.00 Acres

Haddow, Edmonton, AB

DON'T MISS OUT! Welcome home to this immaculate 2-Storey nestled in a guiet culdesac in sought after Haddow. Featuring 4 BEDROOMS and 2.5 BATHROOMS, pride of ownership is revealed throughout the open concept layout that boasts an abundance of natural light. Several upgrades include quartz countertops, white kitchen cabinets, stainless steel appliances, stone wall surrounding the fireplace, iron railings, & gorgeous vinyl plank flooring. Upstairs boasts a LARGE BONUS ROOM creating the perfect spot to relax, full 4 pc bathroom and 3 spacious bedrooms, including a master suite with a walk-in closet and a 4 pc. spa-like Ensuite. FULLY FINISHED basement features an oversized Rec Room, 4th spacious Bedroom, rough-in bathroom and plenty of room for storage. Enjoy the backyard's stunning landscapes including pond with waterfall & stone patio creating a tranquil spot to relax & unwind. AMAZING LOCATION!! Just minutes away to parks, schools, public transit, shopping, Rec Centre, Anthony Henday & Whitemud. MUST SEE!

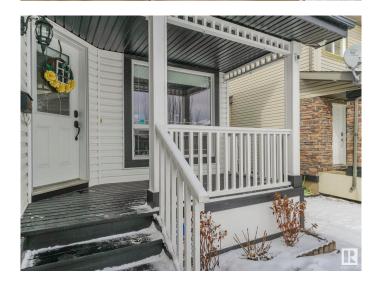
Built in 2005

# **Essential Information**

MLS® # E4425467 Price \$639,900







Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,062

Acres 0.00

Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2712 Hanna Court

Area Edmonton
Subdivision Haddow
City Edmonton
County ALBERTA

Province AB

Postal Code T6R 3M5

#### **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home, See

Remarks

Parking Spaces 4

Parking Double Garage Attached, Heated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum

Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, Ski Hill Nearby, Stream/Pond, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 14

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