

## **\$339,000 - 31 2508 Hanna Crescent, Edmonton**

MLS® #E4451678

**\$339,000**

3 Bedroom, 2.50 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

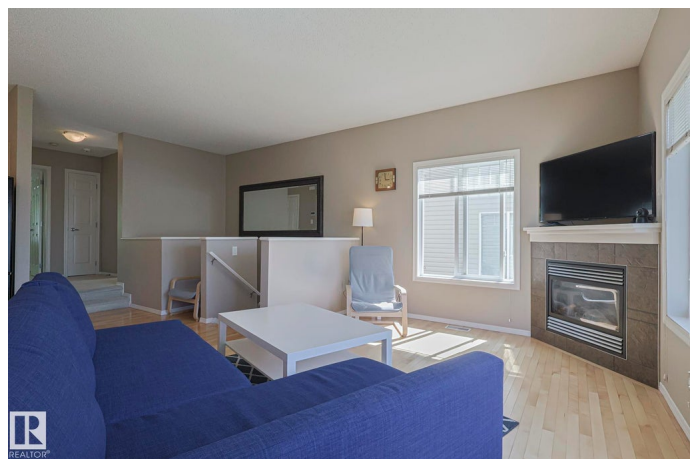
Welcome home to this well-maintained END UNIT townhouse in the desirable neighbourhood of Haddow! With over 1,400 sq. ft. of fully finished living space across 2 level this townhome checks all the boxes. The main floor features beautiful **HARDWOOD** flooring, a cozy gas **FIREPLACE**, and a well laid out kitchen with so much counter space, perfect for cooking and entertaining. You'll love the primary retreat, complete with **VAULTED** ceilings, **DOUBLE CLOSETS**, and a **FULL ENSUITE BATH**. Also on this level, convenient **MAIN FLOOR LAUNDRY**. Below you will find 2 more bedrooms, a 3rd **FULL** bath and a **HUGE DOUBLE** attached Garage plus driveway! The unique balcony and patio combo offers plenty of private outdoor space perfect for barbecuing (gas line included), gardening and lounging. Enjoy the quiet tree line street with schools, shopping and the Terwillegar Recreation Centre just down the street. Quick access to both Anthony Henday and Whitemud Drive allowing for commuting to all parts of the city.

Built in 2005

### **Essential Information**

MLS® # E4451678

Price \$339,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	948
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	31 2508 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3N7

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 14
Condo Fee	\$517

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Listing information last updated on August 7th, 2025 at 11:32pm MDT