

## \$424,900 - 131 Harrison Drive, Edmonton

MLS® #E4425853

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,705 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

BACK ON THE MARKET; behind your rear fence is PERMANENTLY PROTECTED GREEN SPACE (Kennedale Ravine), what a rare find! Homes on a natural area are an excellent investment. Large fully fenced yard (625m<sup>2</sup>/6728 sq ft) w/durable vinyl fencing. 4-bed/3-bath house w/2000 sq ft of living. Quiet street. Well-maintained, original-owner gem. Newer shingles (10 yrs), vinyl windows, freshly painted kitchen cabinets & new bathroom on top level. Primary suite fits a King, has walk-in closet & ensuite. Double attached garage is FULLY finished (insulation, vapour barrier, & painted drywall). Side entrance w/concrete walkway to back. Main floor laundry, wood burning fireplace on main. Dining room updated w/modern pantry in 2023. 5-min to Costco & close to Yellowhead. 4-min drive to Clareview Rec Center. 6-min walk to Homesteader School & Clareview LRT station. Newer Hot Water Tank (5 yrs), shingles (10 yrs). Furnace original but has new motor. U-fin basement ideal for storage. Chair lift to be removed by Apr 23.

Built in 1975

### Essential Information

MLS® # E4425853

Price \$424,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,705                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 131 Harrison Drive |
| Area        | Edmonton           |
| Subdivision | Homesteader        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 2M6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | None                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Partial, Unfinished                                                                                                                                                  |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 35          |

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Listing information last updated on April 20th, 2025 at 11:32am MDT