

## \$599,000 - 1824 Holman Crescent, Edmonton

MLS® #E4464367

**\$599,000**

3 Bedroom, 2.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Immaculate, original owner 2 ST home in quiet Hodgson location with parks and ravine pathways. AVI Homes built, spacious great room plan with gas fireplace, maple hardwood on main floor and upgraded carpet on upper floor 2022. Kitchen island with bar counter, SS appliances, pantry and open dining area with garden doors to large private deck, BBQ gas connect. Main floor laundry and two piece bathroom. 3 bedrooms plus family room on upper floor, two full baths including primary bedroom ensuite with jetted tub and large shower, walk in closet. Attractive landscaped yard with paver walkway, garden beds. Basement ready for your future developments with 3 piece plumbing R/I. Many recent improvements including A/C, High Efficiency furnace and water heater, roof shingles in 2021. Builder upgrades include extra windows, Hunter Douglas blinds throughout, built-in ceiling speaker system, wider garage insulated + drywalled with gas line for a furnace. Why not start your holiday shopping with this beautiful home!

Built in 2005

### Essential Information

MLS® # E4464367

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,906                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1824 Holman Crescent |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3M2              |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                           |
| Fireplaces        | Insert, Wall Mount                                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                                                              |

**Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles, See Remarks                                              |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 14            |
| HOA Fees       | 175                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 7th, 2025 at 4:47pm MST