

## \$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	39
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 6:47am MDT