

\$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 (625m²/6728 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	36
Zoning	Zone 35

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Listing information last updated on April 19th, 2025 at 8:17am MDT