\$415,000 - 352 Huffman Crescent, Edmonton

MLS® #E4445837

\$415,000

3 Bedroom, 2.50 Bathroom, 1,104 sqft Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Welcome to this charming 3-bedroom, 3-bath home, perfect for first-time buyers or savvy investors looking to build equity. Located on a large lot backing onto green space, this property offers both privacy and potential in a mature, family-friendly neighborhood. The main floor features an open-concept kitchen and living area filled with natural light, granite countertops, heated tile flooring, and hardwood, creating a warm, functional family space. Windows and doors were replaced in 2021, shingles in 2018, and the deck and patio were updated in 2024. Upstairs offers three bedrooms, while the fully finished basement provides added flexibility. The oversized double garage is heated and insulated, ideal for storage or hobbies year-round. Close to parks, Clareview Rec Centre, shopping, schools, public transit, and major transportation routes. With some updates and personal touches, this home has the potential to become something truly special.



Essential Information

MLS® # E4445837 Price \$415,000

Lease Rate \$17

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,104 Acres 0.00 Year Built 1978

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active

Community Information

Address 352 Huffman Crescent

Area Edmonton
Subdivision Overlanders
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 4C8

Amenities

Amenities Closet Organizers, Deck

Parking Spaces 6

Parking Double Garage Detached, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System

Attachments, Vacuum Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, No Back Lane, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 103

Zoning Zone 35

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Listing information last updated on October 15th, 2025 at 9:17pm MDT