

## **\$460,000 - 243 Humberstone Road, Edmonton**

MLS® #E4429126

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,565 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Welcome to this meticulously maintained 2-storey with attached oversized dbl garage in beautiful Overlanders! The bright spacious kitchen/dining & living area has loads of windows with tons of natural light steaming in. The cozy sunken family room with woodburning f/p is ideal for entertaining. A huge walk-in pantry and 2pc bath completes this level. Upstairs has 3 generous size bedrooms, including a king size primary C/W woodburning f/p, private balcony, large closet & 3pc ensuite. The 4pc bath & conveniently located 2nd flr laundry room completes this level. The lower level with large rec room & gas f/p is ideal for family time. The 2pc bath and plenty of storage completes this level. Upgrades include 2 inches of added insulation to the exterior with newer vinyl siding, newer triple pane windows and garage door. Outside is a massive fully fenced backyard with an oversized shed for additional storage. Close to parks, schools, rec centre & river valley. Just move in and enjoy!

Built in 1979

### **Essential Information**

MLS® # E4429126

Price \$460,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,565
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	243 Humberstone Road
Area	Edmonton
Subdivision	Overlanders
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4C5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	Zone 35

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