

## \$859,000 - 940 Haliburton Road, Edmonton

MLS® #E4456468

**\$859,000**

4 Bedroom, 2.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to College Woods in Haddow. This luxury walkout bungalow greets you with a grand 16 ft entry, 10 ft ceilings, 8 ft doors, and a spacious open living area. The open-concept main floor combines granite counters, engineered flooring, and a fireplace-lit living room, designed for both comfort and style. The primary suite includes a 5-piece ensuite, walk-in closet, and access to the deck. Three of the four bedrooms have walk-in closets, offering exceptional storage and convenience. The fully finished walkout basement adds two oversized bedrooms, a full bath, and a generous family room with another fireplace, ideal for entertaining or relaxation. Recent upgrades include new, warranty-covered appliances. The private backyard is ideal for bird watching, and Haddow Park is just steps away with skating in winter and multi-sport courts in summer.

Built in 2005

### Essential Information

MLS® #	E4456468
Price	\$859,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,628
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	940 Haliburton Road
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Z6

### **Amenities**

Amenities	Ceiling 10 ft., Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 5th, 2025

Days on Market 3

Zoning Zone 14

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