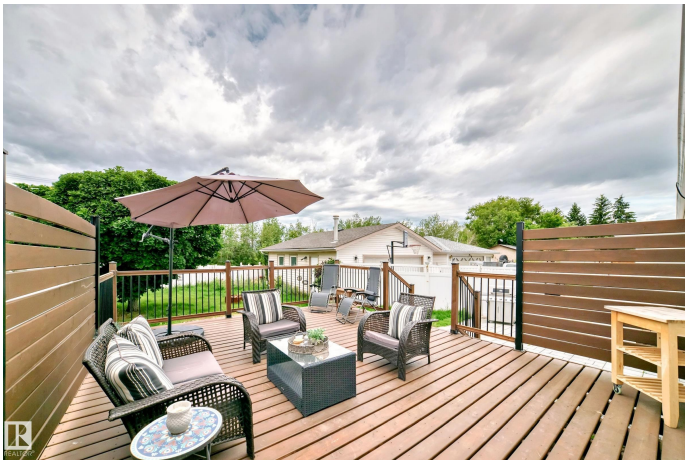
Courtesy Of Mark B Wilbert Of CIR Realty

$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.

Built in 1978

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	117
Zoning	Zone 35

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Listing information last updated on October 29th, 2025 at 7:47pm MDT