

# \$539,900 - 45 Greenoch Crescent, Edmonton

MLS® #E4423192

## \$539,900

5 Bedroom, 3.50 Bathroom, 1,887 sqft  
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

This fantastic family home sits on an over 7000sqft lot in a large cul-de-sac looking out to the green space, steps from walking trails, the dog park, golf course, public transit access and amenities nearby! This fully finished 1.5 story home opens to a spacious entry and living room which flows nicely into a dining space then kitchen. The kitchen features stainless steel appliances, overlooks the family room with gas fireplace and numerous windows allowing plenty of natural light and views of the back yard. A bedroom, 2pc bath, laundry space and access to the double attached garage complete this level. Upstairs you'll find two bedrooms, a full 4 pc bath and large primary suite with walk in closet and 3pc ensuite. In the finished basement find a large rec room, additional bedroom, 3pc bathroom and cold room within storage! Recent upgrades include: triple pane windows 2018, shingles 2020, HWT 2022, central vac 2022, numerous appliances 2024.

Built in 1978

## Essential Information

MLS® #	E4423192
Price	\$539,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,887
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	45 Greenoch Crescent
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1W6

### **Amenities**

Amenities	No Smoking Home, Parking-Extra
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Cul-De-Sac, Fenced, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 27th, 2025

Days on Market      15

Zoning                 Zone 29

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