

## \$598,000 - 908 Jordan Crescent, Edmonton

MLS® #E4425413

**\$598,000**

6 Bedroom, 3.00 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Jackson Heights Bilevel perfect for a big family in a cul-de-sac! Close to schools, shopping, transit and golf! Minutes to Whitemud and the Henday. 3 beds up, 3 beds down, 3 full baths, vaulted ceilings, French door to kitchen with deck, second kitchen in fully finished basement with separate entrance, double attached garage and 2 separate backyards!

This property provides many options: 1) Great investment property rented to a long term tenant who's now month to month with significant potential upside. 2) Assume tenant for fast possession/set up new lease at market rent, or 3) Vacant possession after July 15. Some pics supplied by seller before tenants, 2 have been digitally decluttered (Living room floor is hardwood matching main bedrooms). Seller may paint and prep for new owner if they wish.

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425413  |
| Price          | \$598,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,390     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1994                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 908 Jordan Crescent |
| Area        | Edmonton            |
| Subdivision | Jackson Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6L 6X5             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Appliances        | Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                    |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                               |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cross Fenced, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

Elementary Jackson Heights, St Kateri

### Additional Information

Date Listed March 13th, 2025

Days on Market 46

Zoning Zone 29



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 3:17am MDT