

\$698,900 - 2006 Haddow Drive, Edmonton

MLS® #E4440630

\$698,900

5 Bedroom, 4.00 Bathroom, 2,470 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Meticulously maintained former Birkholz Showhome in Riverside w/ plenty of modern updates on a nearly 11,000sf LOT! Nestled in a KEYHOLE enjoy mornings on the front porch, rear SUNROOM/engineered deck or beautiful summer days in the massive yard surrounded by mature trees for complete privacy. Inside find a spacious living rm w/ 2-sided gas fireplace. FULLY UPDATED KITCHEN w/ marble quartz counters, stainless steel appliances (GAS stove), modern cabinets/backsplash & corner pantry w/ plenty of storage. MAIN FLOOR BEDROOM & FULL BTHRM (renovated). Upstairs find 3 generously sized bdrms plus a large bonus room w/ gas fireplace (could be 4th bdrm or office!). Primary retreat w/ vaulted ceiling & huge 4pc bthrm (incl jacuzzi). Main & 2nd flr BTHRMS RENOVATED w/ new counters, cabinetry, flooring, toilets & shower doors. Finished basement w/ 5th bdrm, bthrm & rec area. Plus updated flooring on main & 2nd level. 2021 updates incl u/g sprinkler, hot water tank, furnace, humidifier, central vac, garage door. A 10!

Built in 1996

Essential Information

MLS® # E4440630

Price \$698,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,470
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2006 Haddow Drive
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2P2

Amenities

Amenities	Deck, Front Porch, Sunroom, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brookside/St.Mary/AMacneil
Middle	Riverbend/AMacneil
High	LillianOsborne/MMM

Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	Zone 14

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 June 15th, 2025 at 8:32am MDT