

# \$460,000 - 243 Humberstone Road, Edmonton

MLS® #E4429126

## \$460,000

3 Bedroom, 3.00 Bathroom, 1,565 sqft  
Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Welcome to this meticulously maintained 2-storey with attached oversized dbl garage in beautiful Overlanders! The bright spacious kitchen/dining & living area has loads of windows with tons of natural light steaming in. The cozy sunken family room with woodburning f/p is ideal for entertaining. A huge walk-in pantry and 2pc bath completes this level. Upstairs has 3 generous size bedrooms, including a king size primary C/W woodburning f/p, private balcony, large closet & 3pc ensuite. The 4pc bath & conveniently located 2nd flr laundry room completes this level. The lower level with large rec room & gas f/p is ideal for family time. The 2pc bath and plenty of storage completes this level. Upgrades include 2 inches of added insulation to the exterior with newer vinyl siding, newer triple pane windows and garage door. Outside is a massive fully fenced backyard with an oversized shed for additional storage. Close to parks, schools, rec centre & river valley. Just move in and enjoy!

Built in 1979

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429126  |
| Price    | \$460,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,565                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 243 Humberstone Road |
| Area        | Edmonton             |
| Subdivision | Overlanders          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 4C5              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025  
Days on Market 1  
Zoning Zone 35

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Listing information last updated on April 5th, 2025 at 2:17am MDT