

## \$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	15
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 20th, 2025 at 7:47pm MDT