



521 HEGLER Crescent Edmonton AB

\$738,800

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! On a quiet crescent in the desired community of HENDERSON ESTATES, this OUTSTANDING 3+1 bedroom has undergone a \$300,000 renovation in the past 5 years and is "MOVE-IN" ready. In 2022, the siding, soffits, eavestroughs (with gutter gaurds) were replaced AND...the shingles were upgraded to a Euro Shield Rubber Roof (\$50,000) that looks like shakes and provides a 50 year warranty! Other highlights include a NEW KITCHEN with Quartz Counters & New Appliances, new 8" Engineered Hardwood, a NEW garage door, and NEW front, patio & back doors. In the past 5 years, the Main Bath, Powder Room, & Ensuite were taken back to the studs and TOTALLY UPGRADED! The home gets better with a NEW FURNACE AND A/C unit installed in 2021! Outside, the HUGE BACK YARD sides onto a walk way, was recently UPGRADED and has a BACK LANE! In a GREAT LOCATION, you are close to excellent schools, shopping, the ravine, & have easy access to the U of A, Downtown, and both Freeways. THIS IS THE ONE!

Listing Presented By:



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