# \$569,000 - 908 Jordan Crescent, Edmonton

MLS® #E4425413

#### \$569,000

6 Bedroom, 3.00 Bathroom, 1,390 sqft Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Jackson Heights Bilevel with approx 2500+ ft2 of total living space 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          | \$569,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,390     |

| Acres      | 0.00                   |
|------------|------------------------|
| Year Built | 1994                   |
| Туре       | 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<br>Nearby, No Back Lane, Public Transportation, Schools, Shopping<br>Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

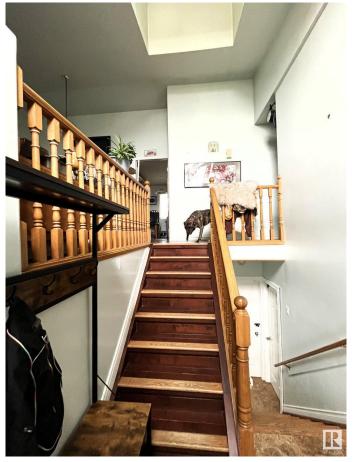
# **School Information**

#### Elementary

#### Jackson Heights, St Kateri

### **Additional Information**

| Date Listed    | March 13th, 2025 |
|----------------|------------------|
| Days on Market | 61               |
| 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 May 13th, 2025 at 6:02pm MDT