

## \$499,000 - 1016 James Crescent, Edmonton

MLS® #E4448269

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,621 sqft

Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Welcome home to this immaculate ORIGINAL OWNER Bungalow nestled in a quiet cul-de-sac in Jackson Heights. Pride of ownership is revealed throughout this bright & spacious CUSTOM BUILT home. Featuring 3 BEDROOMS and 3 BATHROOMS, this home combines comfort, potential, and location in one unbeatable package. The open-concept living and dining areas are perfect for both everyday living and entertaining, while large windows flood the home with natural light. SEPARATE ENTRANCE leads to the expansive basement, providing the perfect opportunity for a future legal suite. OVERSIZED DOUBLE GARAGE offers plenty of space for vehicles, tools, and storage. Step outside to a huge private backyard providing room to landscape, garden, or create the outdoor space you've been wanting. AMAZING LOCATION!! Just minutes away to parks, schools, public transit, shopping, Whitemud Fwy & Anthony Henday. A rare find in an established and quiet neighborhood. Don't miss out on this versatile bungalow with endless possibilities!

Built in 1992

### Essential Information

MLS® # E4448269

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,621                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1016 James Crescent |
| Area        | Edmonton            |
| Subdivision | Jackson Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6L 6P6             |

### **Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                  |

### **Interior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Mantel, Tile Surround, Woodstove                                                                                                                          |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                             |
| Exterior Features | Airport Nearby, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Treed Lot

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 29         |

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