

## \$170,000 - 72 Habitat Crescent, Edmonton

MLS® #E4454865

**\$170,000**

3 Bedroom, 1.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Homesteader, Edmonton, AB

Welcome to 72 Habitat Cres NW in the quaint community of Homesteader. This affordable 2 storey, 3-bedroom townhouse offers over 940 sq ft of living space in a convenient NE Edmonton location. The main floor features a bright living area as you enter. Moving through into the functional kitchen you will find ample cupboard space with dining under window allowing for natural light to flood in. Upstairs you'll find 3 bedrooms and a spacious 4 piece bathroom. The partially finished basement offers extra living or storage space with laundry room. Enjoy a private, fenced backyard that's low-maintenance and ideal for kids or pets. Perfect for first-time buyers, this home is close to schools, shopping, public transit, a medical centre, and major roadways for easy commuting. Don't miss this great opportunity!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454865  |
| Price          | \$170,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 940       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1975              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 72 Habitat Crescent |
| Area        | Edmonton            |
| Subdivision | Homesteader         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 2X7             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | Stall             |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Partially Finished                                                            |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 35           |

Condo Fee                    \$347

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Listing information last updated on September 19th, 2025 at 12:17am MDT