



Edmonton **Homesteader LP: \$435,000**
 8 HARRISON DR NW T5A 2R4 SP: M

Listing ID # E4474967
Building Type Detached Single Family
Style 4 Level Split
Year Built 1975
Full Baths 1
Half Baths 2
Total Baths 1.2
Tot Flr AG SqFt 1,703.94

Sold Date
Bedrooms Above 4
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 158.30

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Homesteader — a comfy, updated 4 bed, 3 bath place with lots of living space to spread out and enjoy. This house, situated on a lg. lot has been refreshed; exterior siding sealed and painted, new shingles in 2023, updated kitchen and bathrooms, vinyl plank flooring, new electric fireplace and enclosed back patio. The kitchen has stainless steel appliances, so it's ready for everything from quick breakfasts to big weekend cooking sessions. Spacious primary bedroom with ensuite and walk in closet plus 2 more bedrooms upstairs. Finished basement with a rec room and lots of storage. Double attached garage (no more scraping windshields) and a big backyard that's perfect for kids, pets, BBQs, or just hanging out. Great location close to shopping, quick access to the Yellowhead, minutes to Clareview Rec Center, close to Kennedale Ravine walking trails, short walk to school and Clareview LRT station. This home offers a great mix of modern updates, comfort, and everyday convenience.

Directions

Living Room	4.88x4.10	M	Bedroom 3	2.86x3.50	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.83x3.63	M	Bedroom 4	2.82x2.90	M	1	2	M	No	Main		
Kitchen	3.41x4.13	M	Recreation Room	4.16x7.38	L	2	2	U	Yes	Upper		
Family Room	5.90x4.55	M	Laundry Room	1.65x1.69	M	3	4	U	No	Above Grd		
Den			Utility Room	3.20x4.15	L	4				Lower		
Bonus Room			Other	2.28x1.38	M	5				Below Grd		
Primary Bedrm	4.26x3.66	U				6				Tot Flr AG	158.30	1,703.94
Bedroom 2	2.93x3.10	U				7				# Finished	4	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Cedar
Flooring Vinyl Plank
Features On Street Parking, Deck, No Smoking Home, Patio

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Irregular **Front Exposure** Southeast
Lot Size SqM 722.07 **F x D (m)** x
Zoning
Tax Amount \$4,004.93 / 2025
Conform Type
Conform Year

Goods Incl Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Goods Excl

Warranty

Fireplace Yes
FP Fuel Electric
FP Type Brick Facing

Site Features Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Attached

Road Access Paved

Park Encl/Tot 2 / 4 **Garage Dim** 5.91x6.55

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	