

## \$725,000 - 1119 Lincoln Crescent, Edmonton

MLS® #E4432743

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Envision the seamless blend of quality and care in this exceptional Harvey Jones residence. Spanning over 2600 sq ft, discover a harmonious layout with two main-floor bedrooms and a lower level offering three more. Feel the cozy embrace of gas fireplaces on both levels, complemented by the refreshing comfort of central A/C throughout the year. Recent enhancements provide peace of mind, while integrated sound wiring and an irrigation system add a touch of modern convenience. The additional basement kitchen opens a world of entertaining possibilities. Situated in a prime Edmonton locale, enjoy the ease of access to a variety of shopping destinations, reputable schools, and the vibrant Terwillegar Recreation Centre, all within easy reach. This is more than a home; it's an invitation to a lifestyle of effortless enjoyment.

Built in 2003

### Essential Information

MLS® #	E4432743
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,517



Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1119 Lincoln Crescent
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Z3

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Open Beam, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	G Luck
Middle	Riverbend
High	L. Osborne/Oscar Romero

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	Zone 14

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