

\$859,000 - 940 Haliburton Road, Edmonton

MLS® #E4456468

\$859,000

4 Bedroom, 2.50 Bathroom, 1,628 sqft
Single Family on 0.00 Acres

Haddow, Edmonton, AB

Welcome to College Woods in Haddow. This luxury walkout bungalow greets you with a grand 16 ft entry, 10 ft ceilings, 8 ft doors, and a spacious open living area. The open-concept main floor combines granite counters, engineered flooring, and a fireplace-lit living room, designed for both comfort and style. The primary suite includes a 5-piece ensuite, walk-in closet, and access to the deck. Three of the four bedrooms have walk-in closets, offering exceptional storage and convenience. The fully finished walkout basement adds two oversized bedrooms, a full bath, and a generous family room with another fireplace, ideal for entertaining or relaxation. Recent upgrades include new, warranty-covered appliances. The private backyard is ideal for bird watching, and Haddow Park is just steps away with skating in winter and multi-sport courts in summer.

Built in 2005

Essential Information

MLS® #	E4456468
Price	\$859,000
Lease Rate	\$15
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,628
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	940 Haliburton Road
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Z6

Amenities

Amenities	Ceiling 10 ft., Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	44
Zoning	Zone 14

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 October 19th, 2025 at 11:47am MDT