

## \$330,000 - 612 Horner Road, Edmonton

MLS® #E4440078

**\$330,000**

3 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

This original-owner 3 bed 2 bath home has many recent upgrades, including a new roof and gutters in 2017, new furnace in 2022, new water heater in 2020, new garage door in 2019, new kitchen appliances in 2023, and a new washer & dryer in 2024. Boasting a large front-attached garage with plenty of storage, you'll have abundant room for trucks and toys for kids big and small. Overlanders elementary school is a short 5 minute walk to the south. With a large, private yard including a scrumptious patio, access to Hermitage Park, nearby trails and off-leash areas, access to the River Valley and Rundle Park (golf, tennis, cycling, swimming, sledding and more) just 5 minutes away, this home offers everything an active and discerning buyer could ask for. The layout is also great for growing a family, with two upstairs bedrooms and one below, allowing room and privacy for young children and teens alike. A major bus route serves the community, with the nearest stop a 1-minute walk away.

Built in 1993

### Essential Information

MLS® # E4440078

Price \$330,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	612 Horner Road
Area	Edmonton
Subdivision	Overlanders
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4Y9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Patio, Television Connection, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Overlanders
Middle	John D Bracco
High	Eastglen

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 35

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Listing information last updated on June 16th, 2025 at 2:48pm MDT