

## \$509,000 - 2346 Hagen Link, Edmonton

MLS® #E4451184

**\$509,000**

3 Bedroom, 2.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Located on a quiet street in the sought-after community of Haddow, this beautifully renovated 3-bedroom, 2.5-bathroom home is just steps from Haddow Park. The main floor offers brand new luxury vinyl flooring, a spacious living room with a corner gas fireplace, a functional kitchen with stainless steel appliances and pantry, plus convenient main floor laundry with direct access to the double attached garage. Enjoy year-round comfort with central air conditioning. Upstairs features a generous bonus/family room, a full bathroom, and three bedrooms. The primary suite boasts a walk-in closet and private 4-piece ensuite. Recent upgrades include brand new shingles and a high-efficiency furnace, both done within the last 3 years. Step outside to the fully fenced backyard with deck, ideal for summer gatherings. Ideally located close to top schools, Terwillegar Park, Riverbend Square, Currents of Windermere, and the Terwillegar Recreation Centre!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451184  |
| Price     | \$509,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,647                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2346 Hagen Link |
| Area        | Edmonton        |
| Subdivision | Haddow          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0B2         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, Deck                      |
| Parking   | Double Garage Attached, Front Drive Access |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Corner                                                                                                                       |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                      |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brookside School       |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 14          |

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Listing information last updated on August 20th, 2025 at 11:02am MDT