

# \$679,900 - 504 Byrne Crescent, Edmonton

MLS® #E4455639

**\$679,900**

5 Bedroom, 3.50 Bathroom, 2,212 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

This move-in ready 5-bed, 3.5-bath home sits on a corner lot, blending practical design with thoughtful upgrades. The spacious main floor offers an office/den, gas fireplace, custom built-ins, fresh paint (2022/23), plus a mudroom w/California Closet. The kitchen features a new island (2022), brand-new full-size fridge & freezer (2025), California Closet pantry (2024), and newer appliances (dishwasher, stove & microwave 2022). Upstairs has 4 bedrooms, incl. a versatile bonus/flex room, and a primary suite w/ dual raised vanity, soaker tub & walk-in shower. All upstairs closets upgraded w/ California systems (2024). The basement has a large family room, 2nd gas fireplace, guest bedroom & 4-pc bath. Notable updates: wireless washer/dryer (2023), furnace (2019), serviced AC (2025), door/cabinet hardware & paint (2024/25), switches/plugs (2021-24), extensive landscaping w/ shed \$16k (2024), and new 2-tier deck \$20k (2025). Double garage & irrigation. Steps from trails, schools & amenities—a rare turnkey find!

Built in 2002

## Essential Information

MLS® # E4455639

Price \$679,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,212                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 504 Byrne Crescent |
| Area        | Edmonton           |
| Subdivision | Blackmud Creek     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1E2            |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Closet Organizers, Deck |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached, Front Drive Access                   |
| Is Waterfront  | Yes                                                          |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Glass Door                                                                                                                                           |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Corner Lot, Creek, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Roberta MacAdams School  |
| Middle     | D.S. MacKenzie School    |
| High       | Dr. Anne Anderson School |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 55             |

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Listing information last updated on September 18th, 2025 at 6:17am MDT