

## \$479,900 - 1175 Potter Greens Drive, Edmonton

MLS® #E4442140

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,134 sqft

Single Family on 0.00 Acres

Potter Greens, Edmonton, AB

**NEW LISTING!** This lovely 4-level split has an incredible 9400 sq ft., pie-shaped lot with mature trees in the back. The main floor features spacious living and formal dining with vaulted ceilings and hardwood floors. The white kitchen is airy and features an island and also a glass feature wall view to the lower level. Upstairs features a primary bedroom with a walk-in closet, a 3-piece en-suite. Across the hall is a spacious 2nd bedroom with access to the main bathroom. The lower level has a large family room with a fireplace, a 4-piece full bathroom, and a laundry room. Here is where you will find a 3rd bedroom, or an office if you prefer. The basement features a private media room and ample storage space. Close to all amenities, including shopping, transportation, golf course, easy access to both Whitemud and Anthony Henday.

Built in 1992

### Essential Information

MLS® #	E4442140
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,134



Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1175 Potter Greens Drive
Area	Edmonton
Subdivision	Potter Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Y6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **Additional Information**

Date Listed June 12th, 2025

Days on Market 5

Zoning Zone 58

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 June 16th, 2025 at 9:31pm MDT