

## \$649,900 - 2312 Hagen Link, Edmonton

MLS® #E4452233

**\$649,900**

4 Bedroom, 3.50 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Absolutely stunning home backing onto a park. Features a complete basement renovation (2024) including a new furnace and on-demand hot water tank. The main floor offers a generous living room with gas fireplace, TV wall mount with hidden connections, central air conditioning, and hardwood floors. Additional features include new 2nd floor carpet (2025), a maple kitchen with high-end appliances, granite counters, a corner pantry, and an eating area overlooking the backyard and park. The property also includes a lawn and garden irrigation system (front & back) and a heated garage with a new door and opener (2024), floor drain and electric vehicle plug. Enjoy the location â€“ walk out the back gate to the community centre, community garden, multi-use outdoor rink, playground, walking paths, and sports fields. Easy access to Anthony Henday Drive and Currents of Windermere shopping centre. Minutes away from Terwillegar Rec Centre, the high school, and the Leger Transit Centre.

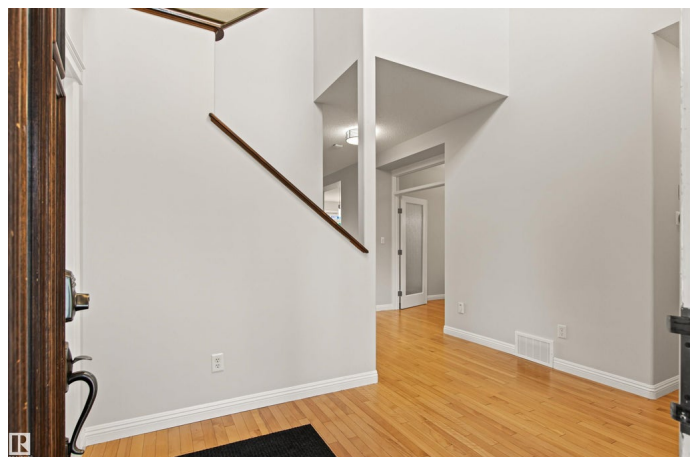
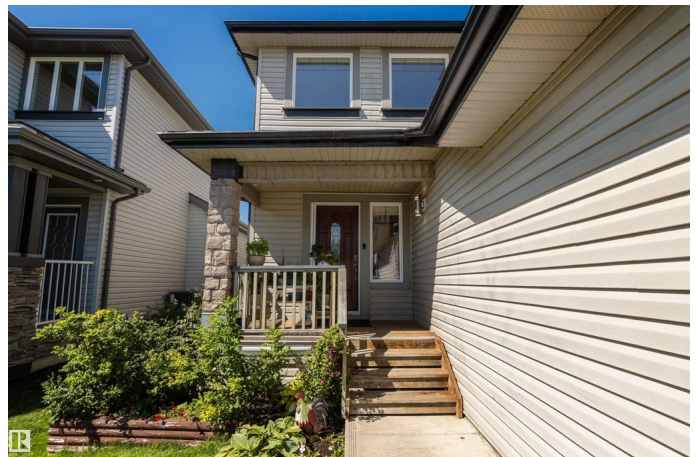
Built in 2006

### Essential Information

MLS® # E4452233

Price \$649,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,215                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2312 Hagen Link |
| Area        | Edmonton        |
| Subdivision | Haddow          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 3M6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Corner                                                                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Brookside       |
| Middle     | Riverbend       |
| High       | Lilian Osbourne |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 14          |

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Listing information last updated on August 19th, 2025 at 7:17am MDT