

## \$469,900 - 1175 Potter Greens Drive, Edmonton

MLS® #E4450932

### \$469,900

3 Bedroom, 3.00 Bathroom, 1,134 sqft

Single Family on 0.00 Acres

Potter Greens, Edmonton, AB

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® #         | E4450932  |
| Price          | \$469,900 |
| 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 | July 31st, 2025 |
|-------------|-----------------|

Days on Market 28

Zoning Zone 58

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Listing information last updated on August 28th, 2025 at 3:47am MDT