

Courtesy Of Joe Tolvay Of Exp Realty

## \$349,900 - 756 Johns Road, Edmonton

MLS® #E4452411

**\$349,900**

3 Bedroom, 2.00 Bathroom, 900 sqft

Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Build Your Legacy in Jackson Heights!  
Welcome to this 3 bedroom (plus den), 2 full bath bi-level with double detached garage and over 1600 sqft of developed living space! Recent improvements include: newer shingles, newer furnace, paint, updated flooring, some newer light fixtures, and Decora switches. Upstairs you'll find 2 bedrooms, 4pc bath, large living room, and kitchen w/ stainless steel appliances including a built-in dishwasher, microwave, and stove. The sunny, south-facing living room is bright and welcoming while the finished basement includes a spacious family room, bedroom, full bath, and den/office space. Enjoy outdoor amenities via the rear lane to a beautiful park, tree reserve, and public elementary school only a few steps away. The double detached garage sits at the end of an extended driveway with plenty of parking for your guests or RV. Close to schools, shopping, parks and road access points, with all it has to offer + immediate possession, make this house the next one you call "home"!

Built in 1992

### Essential Information

MLS® # E4452411

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 900                    |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 756 Johns Road  |
| Area        | Edmonton        |
| Subdivision | Jackson Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6P2         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home     |
| Parking   | Double Garage Detached, Rear Drive Access |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 11th, 2025

Days on Market                3

Zoning                              Zone 29

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Listing information last updated on August 13th, 2025 at 9:31pm MDT