

## **\$580,000 - 1440 Potter Greens Drive, Edmonton**

---

MLS® #E4460385

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,969 sqft

Single Family on 0.00 Acres

Potter Greens, Edmonton, AB

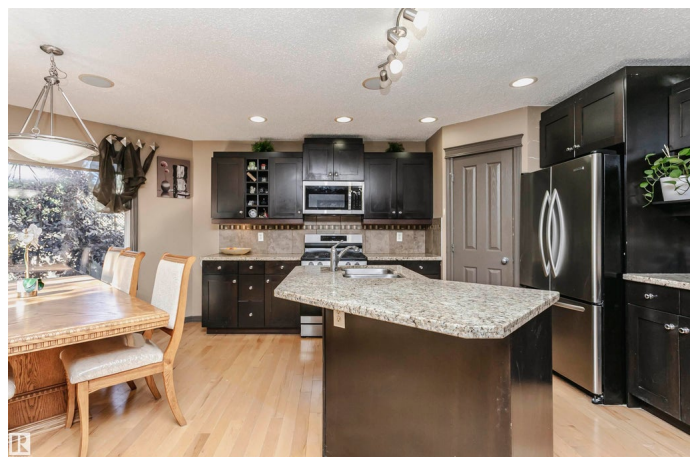
Fabulous Fully Finished 2 Storey Family Home in desirable Potter Greens with 4 bedrooms and 4 bathrooms. Open concept main level features mantled gas fireplace, hardwood flooring & large windows overlooking backyard. Kitchen has rich wood kitchen cabinets with granite countertops, stainless steel appliances, walk-in pantry and island with breakfast bar. Dining area has a patio door leading to deck and patio with gazebo and mature plantings. Main floor includes large living area, 2 pc bathroom & mudroom with laundry leading to double attached garage. Upper level includes huge bonus room separated from sleeping area offering main bathroom and 3 bedrooms including primary bedroom with awesome ensuite with separate shower & tub. Lower level includes 4th bedroom, 4th bathroom, storage, den and open area with refreshment/bar area. Plus HE furnace & Central A/C. All in a great community of Potter Greens with lots of green space, great schools & shopping, park & ride and easy access to Whitemud & Anthony Henday.

Built in 2005

### **Essential Information**

MLS® #                      E4460385

Price                        \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,969                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1440 Potter Greens Drive |
| Area        | Edmonton                 |
| Subdivision | Potter Greens            |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 1J8                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, Patio       |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Mantel                                                                     |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

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

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 32                |
| 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 November 3rd, 2025 at 7:02pm MST