

## \$549,998 - 3243 Abbott Crescent, Edmonton

MLS® #E4435456

**\$549,998**

3 Bedroom, 3.00 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautifully 2-storey single-family home, built in 2014 and located in the great community of Allard. This charming home features a double attached garage and numerous upgrades throughout. The main floor boasts hardwood flooring, a cozy gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is perfect for entertaining, with granite countertops, stainless steel appliances, a walk-through pantry, and a half bath. You'll also find a laundry room complete with a sink and window for added functionality. Upstairs, you'll discover three spacious bedrooms and two full bathrooms, including a generous primary suite. Step outside to a completed deck and a fully fenced backyard that backs onto a scenic walking trail. This home is ideally located within walking distance to schools, public transportation, and shopping amenities. The unfinished basement offers endless potential and awaits your personal touch. Welcome home!

Built in 2014

### Essential Information

MLS® # E4435456

Price \$549,998

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,981
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3243 Abbott Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V3

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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