

\$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 | 3 |
| Zoning | Zone 55 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 11th, 2025 at 11:17pm MDT