\$749,900 - 3205 Abbott Crescent, Edmonton

MLS® #E4431874

\$749,900

3 Bedroom, 2.50 Bathroom, 2,660 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

Meticulously maintained 2,659 sq.ft two-storey home nestled on a quiet street in the highly sought-after community of Allard in Southwest Edmonton. This 2014 Jayman built home offers a thoughtfully designed layout with 3 spacious bedrooms upstairs, a bright bonus room filled with natural light, and a versatile loft overlooking the grand foyer. The main floor boasts soaring 9' ceilings and hardwood floors throughout. The upgraded, party-sized kitchen features top-of-the-line appliances and a generous dinette that overlooks East Allard Parkâ€"perfect for morning coffee with a view. A formal dining room adds elegance and flexibility, easily convertible into a home office or den to suit your lifestyle. The over 1,000 sq.ft basement is untouchedâ€"an incredible opportunity for the new owner to finish and personalize the space to their taste and needs. Conveniently located close to schools, public transportation. Must see to appreciate!



Essential Information

MLS® # E4431874 Price \$749,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 2,660
Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3205 Abbott Crescent

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2V3

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No

Animal Home, No Smoking Home, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control,

Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage

Cooler, TV Wall Mount

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, Paved Lane, Playground

Nearby, Public Transportation

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 April 19th, 2025

Days on Market 58

Zoning Zone 55

HOA Fees 142

HOA Fees Freq. Annually

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