

## \$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 Park—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 untouched—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!

Built in 2014

### 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
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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	59
Zoning	Zone 55
HOA Fees	142
HOA Fees Freq.	Annually

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