

## \$489,000 - 3116 Arthurs Crescent, Edmonton

MLS® #E4459051

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

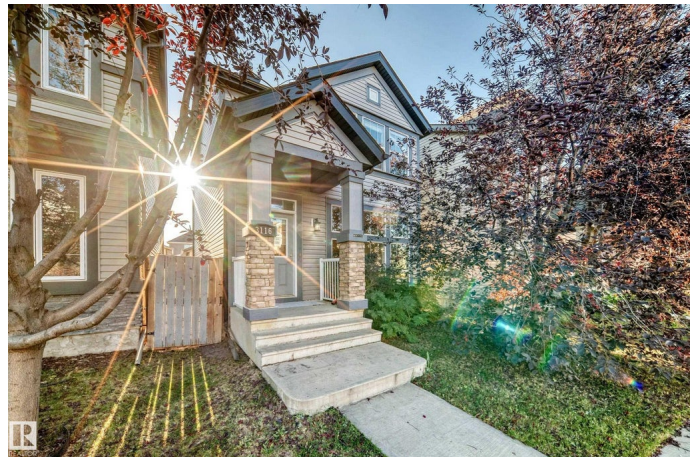
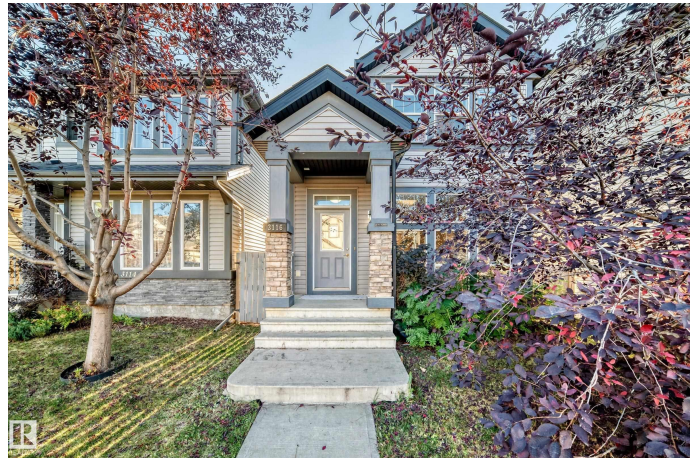
Welcome to this 2-storey home in the heart of Allard. Step through the front door & be greeted by loads of natural light streaming through the floor-to-ceiling windows at both the front & back of the house. The main floor has sleek flooring, a gas fireplace, & a spacious open-concept layout perfect for both daily living & entertaining. Upstairs, you'll discover 3 bedrooms, including a primary retreat with a generous walk-in closet & a 4-pc ensuite, along with an additional 4-pc bathroom. The partially finished basement offers versatile living space w/ an impressive open-to-above design that allows sunlight to cascade throughout, creating an airy & welcoming atmosphere. Step outside to a massive sun-soaked deck, ideal for entertaining or relaxing on warm evenings. New carpet, newer appliances, \$8000 front blinds & a convenient double detached garage completes this home! Perfectly situated near top-rated schools, parks & everyday amenities, this home truly blends comfort, convenience, & charm.

Built in 2012

### Essential Information

MLS® # E4459051

Price \$489,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3116 Arthurs Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H7

### Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 23rd, 2025
Zoning	Zone 55

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Listing information last updated on September 23rd, 2025 at 9:02pm MDT