

## \$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 |
|----------|--------------------|

|                   |   |
|-------------------|---|
| 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 | 35               |
| Zoning         | Zone 55          |
| HOA Fees       | 142              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 24th, 2025 at 4:32pm MDT