

## \$648,900 - 3247 Abbott Crescent, Edmonton

MLS® #E4439961

**\$648,900**

4 Bedroom, 3.50 Bathroom, 1,937 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to your beautifully renovated home in the desirable community of Allard in Edmonton. This spacious and inviting home features 4 bedrooms and 3.5 bathrooms, offering plenty of room for a growing family. Upstairs, you'll find 3 large bedrooms, a generous bonus room, and a smart layout that makes both relaxing and entertaining easy. The fully finished basement adds even more living space with an additional bedroom, bringing the total to 2,643 square feet. On the main floor, the bright, open-concept kitchen is perfect for hosting family dinners or gathering with friends. The appliances have been thoughtfully updated, including a new range in 2024, and a new fridge and dishwasher installed in 2022. Step outside to your private backyard oasis. Enjoy the shade of mature trees, harvest fruit from your own apple and cherry trees, and take advantage of the already planted vegetable garden—perfect for anyone who loves gardening or cooking with fresh ingredients.

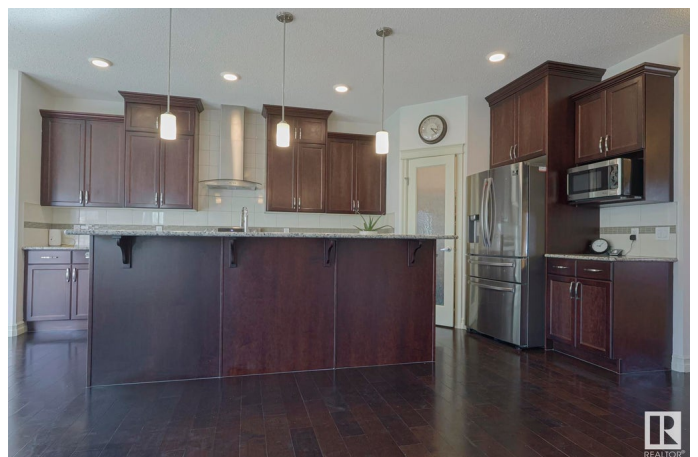
Built in 2014

### Essential Information

MLS® # E4439961

Price \$648,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,937                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3247 Abbott Crescent |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2V3              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 3                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Schools          |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 2nd, 2025  
Days on Market                141  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually

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