

\$450,000 - 3019 Arthurs Crescent, Edmonton

MLS® #E4461597

\$450,000

3 Bedroom, 2.50 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Find your ideal lifestyle in this incredible property with 3 bedrooms and 2.5 bathrooms in the community of Allard..! Fully Landscaped, fenced with a deck and double car garage. This house features with laminate flooring and open concept main floor layout. Fully custom landscaped. High school (Dr. Andersen) 2 minutes drive and to heritage valley town centre. Walking distance to great K-9 school, lots of walking trails and bike paths in the community. Easy access to Anthony Henday drive and to the Airport.

Built in 2014

Essential Information

MLS® #	E4461597
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



Community Information

Address	3019 Arthurs Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Level Land, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 8th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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