

## \$789,000 - 3224 Abott Crescent, Edmonton

MLS® #E4420059

**\$789,000**

6 Bedroom, 4.00 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautiful home with approx. 3200 sq ft living area including fully finished legal basement. Located near all amenities with easy access to Anthony Henday and the airport. The m/fl. features an open to above foyer area, a bright open-concept layout, a chef's dream kitchen with granite countertops and a huge island, plus a bedroom and full bath perfect for guests or an office. Upstairs, the spacious master suite offers a walk-in closet and luxurious 5-pc ensuite, along with two additional good size bedrooms, a 4-pc common bath, bonus room, and upstairs laundry. The legal basement suite includes 2 bedrooms, a kitchen, 3-pc bath, and a separate entrance for rental potential. Additional highlights include a composite-floored backyard with underground sprinklers, a double-attached garage with a spacious driveway, wood/tile flooring, granite throughout, and a central vacuum system. With east-west exposure and large windows, this move-in-ready home is filled with natural light. Don't miss out!

Built in 2015

### Essential Information

MLS® # E4420059

Price \$789,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,261                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3224 Abott Crescent |
| Area        | Edmonton            |
| Subdivision | Allard              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2V3             |

### Amenities

|           |                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Front Drive Access                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Glass Door, Wall Mount                                                                                                            |
| Stories           | 3                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| Days on Market | 81                 |
| Zoning         | Zone 55            |
| HOA Fees       | 170                |
| HOA Fees Freq. | Annually           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 23rd, 2025 at 9:47pm MDT