

## \$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                62  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually

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