# \$648,900 - 3425 Abbott Way, Edmonton

MLS® #E4438705

## \$648.900

5 Bedroom, 3.50 Bathroom, 2,011 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautifully renovated home in the sought-after community of Allard in Edmonton. With 5 bedrooms and 3.5 bathrooms, this home offers plenty of space for a growing family. Upstairs features 3 spacious bedrooms, a large bonus room, and a thoughtful layout perfect for both relaxing and entertaining. The fully finished basement adds 2 more bedrooms and additional living space, bringing the total to 2,780 square feet. Bonus: hot water tank has just been replaced. The main floor offers a bright, open kitchen ideal for hosting, along with air conditioning, a radon gas mitigation system, central vacuum, and 2 wardrobes. Step outside onto the 14'x16' composite deck and enjoy the beautifully landscaped yard featuring two apple trees, two cherry trees, two summer wine trees, five young aspen trees, and a Japanese lilac tree in the front. A vegetable garden has already been planted, making this home perfect for those who love gardening or spending time outdoors.

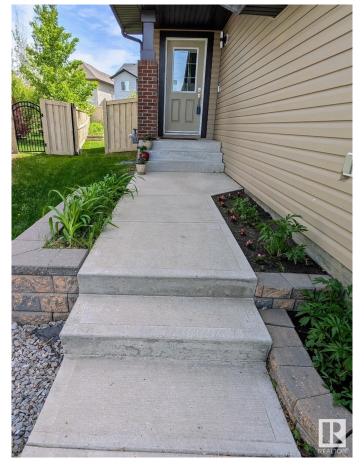
Built in 2014

### **Essential Information**

MLS® # E4438705 Price \$648,900

Bedrooms 5





Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,011
Acres 0.00
Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3425 Abbott Way

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2M3

## **Amenities**

Amenities Air Conditioner, Patio, Vacuum System-Roughed-In, HRV System

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric,

Vacuum Systems, Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl, See Remarks

Exterior Features Schools

Roof Asphalt Shingles

Construction Wood, Vinyl, See Remarks

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 81

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually



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