

## \$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                80  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually



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