

## \$550,000 - 3426 Abbott Way, Edmonton

MLS® #E4432128

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,938 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautifully maintained home with A/C, that is located in the highly sought-after community of Allard. Lovingly cared for by the original owners, this two-storey gem offers style, space, and functionality for the whole family. Step inside to find a spacious front foyer leading into an open-concept main floor with gleaming hardwood floors throughout. The chef-inspired kitchen is a true highlight, featuring granite countertops, a large island, walk-through pantry, and plenty of cabinet space. Flooded with natural light, the dining area and cozy living room overlook the fully fenced backyard, offering a seamless indoor-outdoor flow. Upstairs, unwind in the luxurious primary suite complete with a spa-like ensuite featuring a corner soaker tub, separate shower, & a LG walk-in closet. Two additional generously sized bedrooms, a full bathroom with dual sinks, a versatile bonus room & a convenient upstairs laundry closet complete the second floor. Large deck with BBQ gas line and a large fenced yard.

Built in 2014

### Essential Information

MLS® # E4432128

Price \$550,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,938
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3426 Abbott Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	141.75
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 29th, 2025 at 4:02pm MDT