

\$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	2
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 24th, 2025 at 12:17am MDT