

## \$429,900 - 4069 Allan Crescent, Edmonton

MLS® #E4427553

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

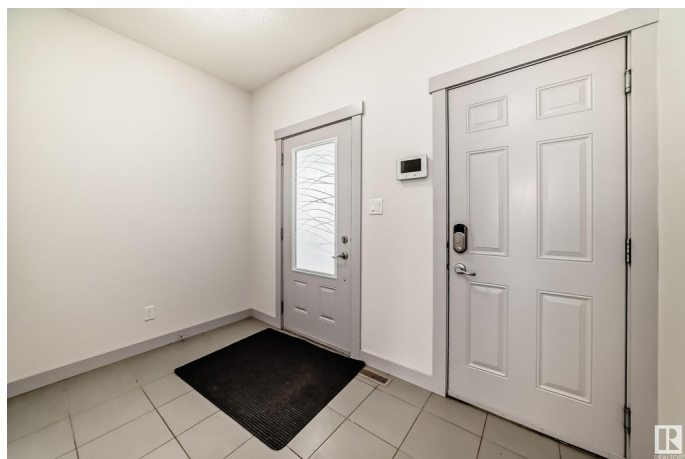
**MODERN & FUNCTIONAL LIVING!!!** Nestled in Allan Crescent - Ambleside, Experience modern elegance in this beautifully upgraded 3-bedroom, 2.5-bath and single front attached garage home that effortlessly combines luxury & practicality. Inviting spacious main floor greets you with Bright Foyer & walk-in coat closet, Tile & hardwood flooring, functional Kitchen with stainless steel appliances, corner pantry w/ glass door, lots of cabinetry, Bar-Style center island, Dinning Area, Large living room w/ Gas Fireplace, 2-PC washroom & Stacked laundry. Upper floor offers; Master Bedroom with full ensuite & Walk-in Closet, Impressive size 2 additional bedrooms & 4-PC Bathroom. Fresh Paint, NEW carpet & New Modern Blinds adds to the new home feel. Back-alley walking trail adds privacy to backyard. Bright basement with 2 big windows challenges your personal touch. Conveniently located close to Schools, Playgrounds, Public Transportation, Shopping with easy access to major highways makes it a Perfect affordable home.

Built in 2014

### Essential Information

MLS® # E4427553

Price \$429,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,371         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4069 Allan Crescent |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2K1             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, HRV System |
| Parking   | Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 56          |

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Listing information last updated on April 21st, 2025 at 5:02am MDT