

\$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. 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. Conveniently located near schools, walking trails, grocery stores, and shopping.

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 45
Zoning Zone 55
HOA Fees 150
HOA Fees Freq. Annually



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Listing information last updated on July 11th, 2025 at 9:17pm MDT