

## \$789,000 - 3224 Abott Crescent, Edmonton

MLS® #E4420059

**\$789,000**

6 Bedroom, 4.00 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautiful home with approx. 3200 sq ft living area including fully finished legal basement. Located near all amenities with easy access to Anthony Henday and the airport. The m/fl. features an open to above foyer area, a bright open-concept layout, a chef's dream kitchen with granite countertops and a huge island, plus a bedroom and full bath perfect for guests or an office. Upstairs, the spacious master suite offers a walk-in closet and luxurious 5-pc ensuite, along with two additional good size bedrooms, a 4-pc common bath, bonus room, and upstairs laundry. The legal basement suite includes 2 bedrooms, a kitchen, 3-pc bath, and a separate entrance for rental potential. Additional highlights include a composite-floored backyard with underground sprinklers, a double-attached garage with a spacious driveway, wood/tile flooring, granite throughout, and a central vacuum system. With east-west exposure and large windows, this move-in-ready home is filled with natural light. Don't miss out!

Built in 2015

### Essential Information

MLS® # E4420059

Price \$789,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,261
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3224 Abott Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2V3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	87
Zoning	Zone 55
HOA Fees	170
HOA Fees Freq.	Annually

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