# \$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. Bonus: hot water tank has just been replaced. 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.

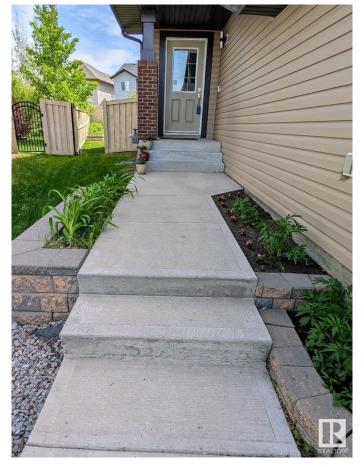
Built in 2014

### **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 86

Zoning Zone 55

HOA Fees 150

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 August 21st, 2025 at 2:47am MDT