

## \$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 | 9                |
| Zoning         | Zone 55          |
| HOA Fees       | 141.75           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 5:32pm MDT