

Courtesy Of Alim Mohamed Of MaxWell Polaris

## \$669,500 - 3425 Abbott Way, Edmonton

MLS® #E4438705

**\$669,500**

5 Bedroom, 3.5 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	\$669,500



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 20  
Zoning Zone 55  
HOA Fees 150  
HOA Fees Freq. Annually



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