

\$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 11:02am MDT