

\$470,000 - 3114 Arthurs Crescent, Edmonton

MLS® #E4448442

\$470,000

3 Bedroom, 2.50 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

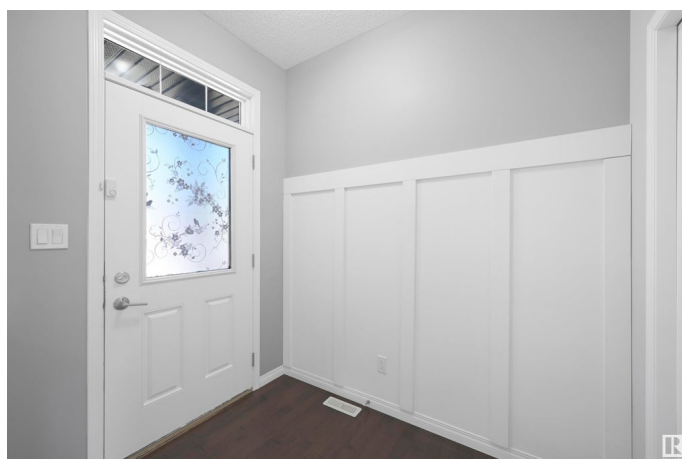
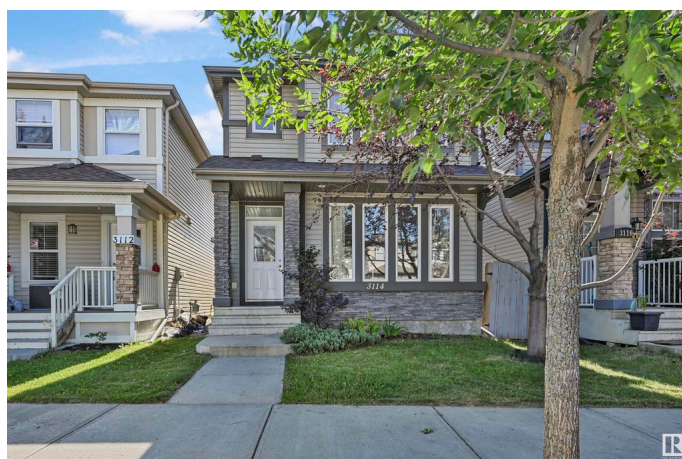
Allard, Edmonton, AB

Cozy 2 storey detached home in the family friendly neighborhood of Allard, within short distance to multiple parks, ponds, walking trails & within catchment of 4 schools. Open floorplan highlighting a freshly painted main floor, a generous sized living room & overlooking dining nook. Bright kitchen featuring maple shaker cabinets, prep island, stainless steel appliances & views of private yard. Powder room & access to deck & double detached garage complete this level. Upper level is reserved for 3 bedrooms & 2 full bathrooms for a growing family. Brand new carpet was just installed. Primary bedroom will accommodate most furniture arrangements & is complete with walk-in closet & 4pc ensuite. Convenient upper laundry. Basement offers full storage area & ready for future development for additional entertaining space. Quick commute to major travelling corridors & all servicing amenities. Flexible quick possession available.

Built in 2012

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4448442 |
| Price | \$470,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,578 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3114 Arthurs Crescent |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2H7 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Lila Fahlman/ThomasAquinas |
| Middle | Lila Fahlman/ThomasAquinas |
| High | Anne Anderson |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 55 |

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 July 18th, 2025 at 7:17am MDT