

## \$459,990 - 5832 Anthony Crescent, Edmonton

MLS® #E4449977

**\$459,990**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Meticulously well-kept 2-storey home in SW Edmonton's vibrant community offers the perfect blend of modern living and convenience, with quick access to Anthony Henday, Calgary Trail, Highway 2, and Edmonton International Airport. Offering 1,592 sq ft of sun-filled, open-concept living, this 3-bedroom, 2.5-bath home is immaculately presented and thoughtfully designed. The stylish kitchen features quartz countertops, stainless steel appliances, a gas stove, and crisp white cabinetry – perfect for daily use and entertaining. Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite, plus two more bedrooms and a full bath. The basement is framed with bathroom rough-ins, ready for your personal touch. Enjoy a fully fenced, landscaped yard with a double detached garage and rear lane access. Close to schools (K-9 & high school), parks, trails, rec centres, grocery stores, restaurants, banks, and future LRT. A place you'll be proud to call home.

Built in 2016

### Essential Information

MLS® # E4449977

Price \$459,990

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,593                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5832 Anthony Crescent |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3H5               |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 27th, 2025  
Days on Market                6  
Zoning                              Zone 55  
HOA Fees                         142  
HOA Fees Freq.                Annually

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