

## \$648,900 - 3425 Abbott Way, Edmonton

MLS® #E4438705

**\$648,900**

5 Bedroom, 3.50 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. Bonus: hot water tank has just been replaced. 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.

Built in 2014

### Essential Information

MLS® # E4438705

Price \$648,900

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                91  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually



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