

## \$535,000 - 3437 Abbott Way, Edmonton

MLS® #E4444308

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

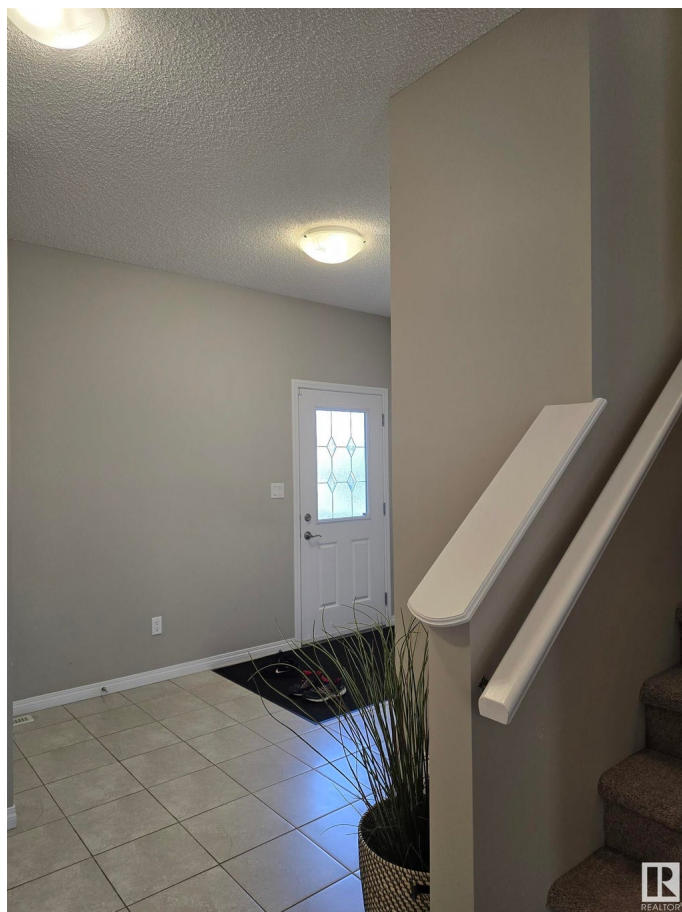
Allard, Edmonton, AB

Meticulously well kept 2-storey home in SW Edmonton's vibrant community offers the perfect blend of modern living and convenience, close to parks, schools, and major routes Anthony Henday and Calgary Trail. Offers 3 spacious BRs and 2.5 baths, including a luxurious primary suite with walk-in closet and ensuite. The stunning kitchen boasts granite counters, stainless steel appliances, a chic backsplash, and an island with seating, while the main floor impresses with hardwood floors, a cozy gas fireplace, and a bright dining area leading to the deck. Upstairs, a bonus room and convenient laundry add functionality, while the unfinished basement (with rough-in bath) awaits your vision. Outside, enjoy a landscaped, south-facing backyard, fully fenced for privacy. Equipped with central vacuum. Move-in ready and packed with upgrades, this home is a must-see!

Built in 2014

### Essential Information

MLS® #	E4444308
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,747
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3437 Abbott Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M3

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	141.72
HOA Fees Freq.	Annually



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 1st, 2025 at 8:32pm MDT