

\$669,500 - 3425 Abbott Way, Edmonton

MLS® #E4438705

\$669,500

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. 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. Conveniently located near schools, walking trails, grocery stores, and shopping.

Built in 2014

Essential Information

MLS® # E4438705

Price \$669,500



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 25
Zoning Zone 55
HOA Fees 150
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 June 20th, 2025 at 11:32pm MDT