

\$470,000 - 3114 Arthurs Crescent, Edmonton

MLS® #E4448442

\$470,000

3 Bedroom, 2.50 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

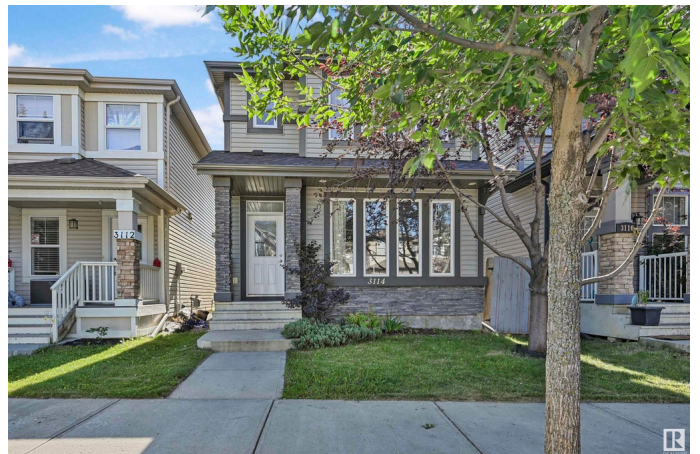
Allard, Edmonton, AB

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. (Some photos virtually staged.)

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 35
Zoning Zone 55

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