

## \$439,900 - 4069 Allan Crescent, Edmonton

MLS® #E4427553

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,371 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

**MODERN & FUNCTIONAL LIVING!!!** Nestled in Allan Crescent - Ambleside, Experience modern elegance in this beautifully upgraded 3-bedroom, 2.5-bath and single front attached garage home that effortlessly combines luxury & practicality. Inviting spacious main floor greets you with Bright Foyer & walk-in coat closet, Tile & hardwood flooring, functional Kitchen with stainless steel appliances, corner pantry w/ glass door, lots of cabinetry, Bar-Style center island, Dining Area, Large living room w/ Gas Fireplace, 2-PC washroom & Stacked laundry. Upper floor offers; Master Bedroom with full ensuite & Walk-in Closet, Impressive size 2 additional bedrooms & 4-PC Bathroom. Fresh Paint, NEW carpet & New Modern Blinds adds to the new home feel. Back-alley walking trail adds privacy to backyard. Bright basement with 2 big windows challenges your personal touch. Conveniently located close to Schools, Playgrounds, Public Transportation, Shopping with easy access to major highways makes it a Perfect affordable home.

Built in 2014

### Essential Information

MLS® #	E4427553
Price	\$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4069 Allan Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K1

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, HRV System
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
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Days on Market	9
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Zoning	Zone 56
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Listing information last updated on April 4th, 2025 at 6:47pm MDT