

## \$496,000 - 3120 Arthurs Crescent, Edmonton

MLS® #E4430947

**\$496,000**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

### IMMACULANT PRIDE OF OWNERSHIP

South Allard in very quiet location minutes from the airport! This 2-storey over 1400 sq/ft, 3 Bathrooms home with double detached garage must be seen! Wide open floor plan. The front door opens to a wonderful open living room that flows into a large kitchen with abundant white cabinets; Huge island, stainless steel appliances and a spacious pantry. Master bedroom has a walk-in closet & an full ensuite bath. Two more spacious bedrooms another full bathroom. Unspoiled basement, waiting for your personal touches to make it your own. The yard is fully fenced & landscaped, including a large rear deck and a double detached garage. Conveniently, one of South Edmonton's most desirable and family oriented communities. Minutes to SCHOOLS. All amenities, great shopping, bars and restaurants minutes away! Quick access to Anthony highway, James Mowatt trail, Highway2.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430947  |
| Price     | \$496,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,420                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3120 Arthurs Crescent |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2H7               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Rear Drive Access   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | J H Picard School        |
| High       | Louis St. Laurent School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |

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Listing information last updated on April 21st, 2025 at 12:32am MDT