

## \$470,000 - 3114 Arthurs Crescent, Edmonton

MLS® #E4448442

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

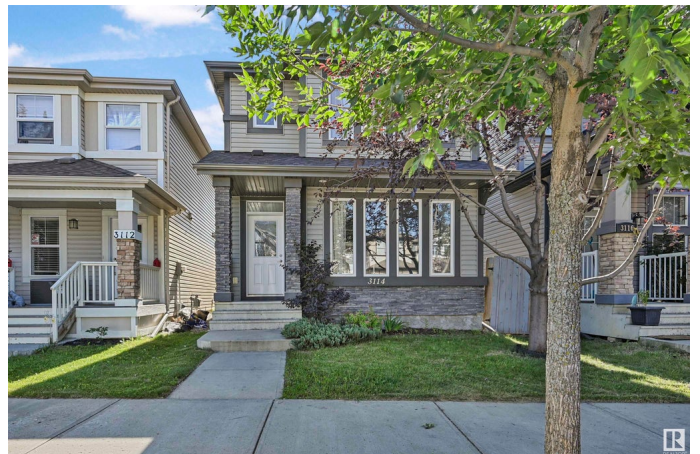
Allard, Edmonton, AB

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        8  
Zoning                      Zone 55

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