

## \$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	11
Zoning	Zone 55

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