

## \$479,000 - 3116 Arthurs Crescent, Edmonton

MLS® #E4459051

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this 2-storey home in the heart of Allard. Step through the front door & be greeted by loads of natural light streaming through the floor-to-ceiling windows at both the front & back of the house. The main floor has sleek flooring, a gas fireplace, & a spacious open-concept layout perfect for both daily living & entertaining. Upstairs, you'll discover 3 bedrooms, including a primary retreat with a generous walk-in closet & a 4-pc ensuite, along with an additional 4-pc bathroom. The partially finished basement offers versatile living space w/ an impressive open-to-above design that allows sunlight to cascade throughout, creating an airy & welcoming atmosphere. Step outside to a massive sun-soaked deck, ideal for entertaining or relaxing on warm evenings. New carpet, newer appliances, \$8000 front blinds & a convenient double detached garage completes this home! Perfectly situated near top-rated schools, parks & everyday amenities, this home truly blends comfort, convenience, & charm.

Built in 2012

### Essential Information

MLS® # E4459051

Price \$479,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,441                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3116 Arthurs Crescent |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2H7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                                                             |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 55              |
| HOA Fees       | 135                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 23rd, 2025 at 2:32am MDT