

## \$550,000 - 3053 Arthurs Crescent, Edmonton

MLS® #E4454695

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning 2-storey home in the heart of Allard, thoughtfully designed for modern living. With 3 spacious bedrooms upstairs and 2.5 baths, it offers a perfect balance of style and function. The main floor is highlighted by upgraded cork flooring, a cozy gas fireplace, and expansive windows that fill the space with natural light. The partially finished basement provides additional living space with an impressive open-to-above design. Outside, the pie-shaped yard is a private retreat—fully landscaped with mature trees and perennials, fenced for privacy, and siding onto a walking path for easy access to the outdoors. An oversized 22x24 heated garage with attic storage and a 240v outlet pairs perfectly with an extra parking pad for guests, RV, or boat. With central A/C, endless natural light, and a prime location near schools, parks, shops, and amenities, this home truly offers the lifestyle you’ve been waiting for.

Built in 2013

### Essential Information

MLS® #	E4454695
Price	\$550,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3053 Arthurs Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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