

## \$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                33  
Zoning                              Zone 55

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Listing information last updated on August 18th, 2025 at 10:32pm MDT