

# \$539,000 - 3445 Abbott Way, Edmonton

MLS® #E4454099

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,700 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this inviting family home in the desirable community of Allard! The open-concept main floor layout is thoughtfully designed for modern living. The kitchen features a massive island with breakfast bar, an abundance of cupboards, stainless steel appliances, pantry, and a large, bright dining nook overlooking the yard. Upstairs youâ€™ll find a convenient laundry room, two secondary bedrooms, and a generous primary suite with a walk-in closet and en-suite featuring dual sinks, a walk-in shower and oversized soaker tub. Additional perks include central A/C, a double attached garage, and a sunny south-facing backyard complete with deck and full landscaping. Easy access to schools, parks, green spaces, shopping, the Anthony Henday, and the airport.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454099  |
| Price          | \$539,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,700     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3445 Abbott Way |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2M3         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, 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 | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 141.75   |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 25th, 2025 at 5:47pm MDT