

\$439,900 - 4069 Allan Crescent, Edmonton

MLS® #E4427553

\$439,900

3 Bedroom, 2.50 Bathroom, 1,371 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

MODERN & FUNCTIONAL LIVING!!! Nestled in Allan Crescent - Ambleside, Experience modern elegance in this beautifully upgraded 3-bedroom, 2.5-bath and single front attached garage home that effortlessly combines luxury & practicality. Inviting spacious main floor greets you with Bright Foyer & walk-in coat closet, Tile & hardwood flooring, functional Kitchen with stainless steel appliances, corner pantry w/ glass door, lots of cabinetry, Bar-Style center island, Dining Area, Large living room w/ Gas Fireplace, 2-PC washroom & Stacked laundry. Upper floor offers; Master Bedroom with full ensuite & Walk-in Closet, Impressive size 2 additional bedrooms & 4-PC Bathroom. Fresh Paint, NEW carpet & New Modern Blinds adds to the new home feel. Back-alley walking trail adds privacy to backyard. Bright basement with 2 big windows challenges your personal touch. Conveniently located close to Schools, Playgrounds, Public Transportation, Shopping with easy access to major highways makes it a Perfect affordable home.

Built in 2014

Essential Information

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|--------|-----------|
| MLS® # | E4427553 |
| Price | \$439,900 |



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|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,371 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

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|-------------|---------------------|
| Address | 4069 Allan Crescent |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2K1 |

Amenities

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|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, HRV System |
| Parking | Single Garage Attached |

Interior

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|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

Additional Information

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| Date Listed | March 26th, 2025 |
|-------------|------------------|

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|----------------|---|
| Days on Market | 8 |
|----------------|---|

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|--------|---------|
| Zoning | Zone 56 |
|--------|---------|

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Listing information last updated on April 2nd, 2025 at 9:31pm MDT