

## \$479,900 - 3003 Arthurs Crescent, Edmonton

MLS® #E4437694

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This Fully Finished 1332.15sq/ft Home with a Double Detached Garage is situated on a Corner Lot in Allard! The Main Floor of the home has an open floor plan hosting the Living Room, Dining Room, and Kitchen with Hardwood Flooring as well as a 2 piece Bathroom with Tile floor. The Upper level has Three Bedrooms and Two 4 piece Bathrooms, Including the Primary Bedroom with its own 4 piece Ensuite Bathroom. The Basement is Fully Finished hosting another 4 piece Bathroom, The Fourth Bedroom of the home, and a Family Room. The low maintenance Back Yard has a Deck, Putting Green, and Hot Tub! The Double Detached Garage is Insulated, Drywalled, has Power, and a Paved back Lane Behind it. This is a Great Property in a Great Location!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437694  |
| Price          | \$479,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,332     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3003 Arthurs Crescent |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2H9               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Tub, See Remarks |
| Parking   | Double Garage Detached, Insulated, See Remarks                    |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Corner Lot, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 21st, 2025 |
|-------------|----------------|

|                |          |
|----------------|----------|
| Days on Market | 7        |
| Zoning         | Zone 55  |
| HOA Fees       | 141.75   |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 27th, 2025 at 10:32pm MDT