

Courtesy Of Janeen Tinker Of Real Broker

\$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	13

Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 6:02pm MDT