

## \$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
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Days on Market	15
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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