

## \$450,000 - 3019 Arthurs Crescent, Edmonton

MLS® #E4461597

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Find your ideal lifestyle in this incredible property with 3 bedrooms and 2.5 bathrooms in the community of Allard..! Fully Landscaped, fenced with a deck and double car garage. This house features with laminate flooring and open concept main floor layout. Fully custom landscaped. High school (Dr. Andersen) 2 minutes drive and to heritage valley town centre. Walking distance to great K-9 school, lots of walking trails and bike paths in the community. Easy access to Anthony Henday drive and to the Airport.

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461597               |
| Price          | \$450,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3019 Arthurs Crescent |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2H9               |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, 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, Fenced, Landscaped, Level Land, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 55           |
| HOA Fees       | 141.75            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 21st, 2025 at 3:17pm MDT