

\$535,000 - 3437 Abbott Way, Edmonton

MLS® #E4444308

\$535,000

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

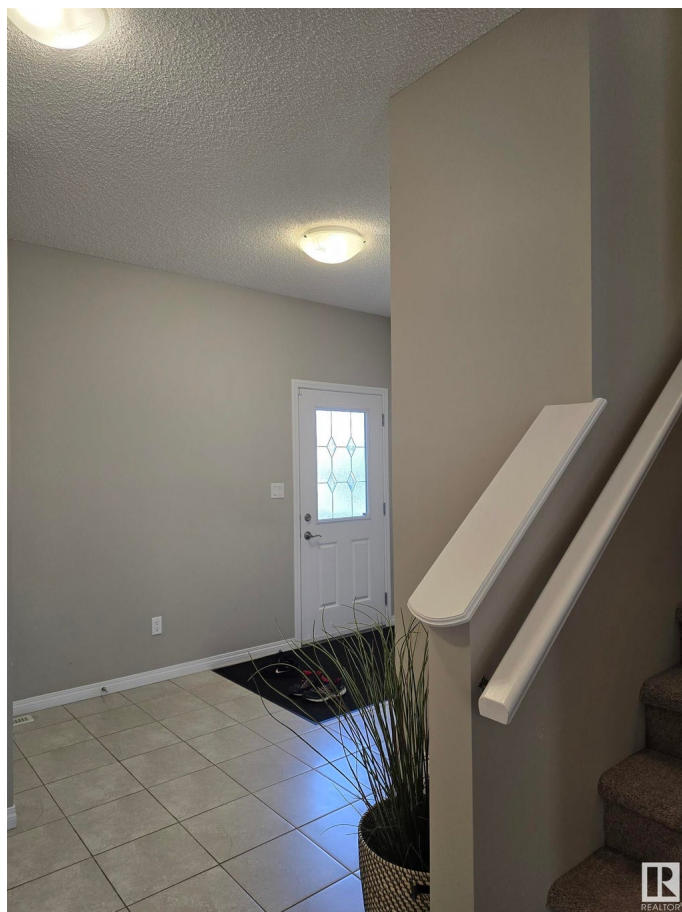
Allard, Edmonton, AB

Meticulously well kept 2-storey home in SW Edmonton's vibrant community offers the perfect blend of modern living and convenience, close to parks, schools, and major routes Anthony Henday and Calgary Trail. Offers 3 spacious BRs and 2.5 baths, including a luxurious primary suite with walk-in closet and ensuite. The stunning kitchen boasts granite counters, stainless steel appliances, a chic backsplash, and an island with seating, while the main floor impresses with hardwood floors, a cozy gas fireplace, and a bright dining area leading to the deck. Upstairs, a bonus room and convenient laundry add functionality, while the unfinished basement (with rough-in bath) awaits your vision. Outside, enjoy a landscaped, south-facing backyard, fully fenced for privacy. Equipped with central vacuum. Move-in ready and packed with upgrades, this home is a must-see!

Built in 2014

Essential Information

MLS® #	E4444308
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,747
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3437 Abbott Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M3

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	141.72
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 July 1st, 2025 at 5:47am MDT