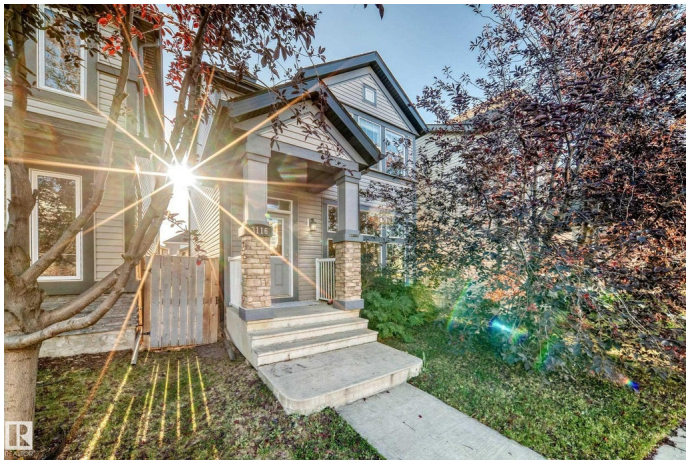
Courtesy Of Carrine M Kowalchuk Of MaxWell Challenge Realty

$479,000 - 3116 Arthurs Crescent, Edmonton

MLS® #E4459051

$479,000
3 Bedroom, 2.50 Bathroom, 1,441 sqft
Single Family on 0.00 Acres



Allard, Edmonton, AB

Welcome to this 2-storey home in the heart of Allard. Step through the front door & be greeted by loads of natural light streaming through the floor-to-ceiling windows at both the front & back of the house. The main floor has sleek flooring, a gas fireplace, & a spacious open-concept layout perfect for both daily living & entertaining. Upstairs, youâ€™ll discover 3 bedrooms, including a primary retreat with a generous walk-in closet & a 4-pc ensuite, along with an additional 4-pc bathroom. The partially finished basement offers versatile living space w/ an impressive open-to-above design that allows sunlight to cascade throughout, creating an airy & welcoming atmosphere. Step outside to a massive sun-soaked deck, ideal for entertaining or relaxing on warm evenings. New carpet, newer appliances, $8000 front blinds & a convenient double detached garage completes this home! Perfectly situated near top-rated schools, parks & everyday amenities, this home truly blends comfort, convenience, & charm.

Built in 2012

Essential Information

MLS® #	E4459051
Price	$479,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3116 Arthurs Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H7

Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
Days on Market	24
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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Listing information last updated on October 17th, 2025 at 5:17pm MDT