

## \$534,500 - 4035 Allan Crescent, Edmonton

MLS® #E4422862

**\$534,500**

3 Bedroom, 3.00 Bathroom, 1,560 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

There's a LOT to love with this AMBLESIDE GEM! This beautifully maintained 2-storey with double attached garage & fully finished basement is situated on one of the largest half-duplex lots you will find in the SW! We are talking 832 SQ/M LOT that is gorgeously landscaped and also has side lane access with gate (perfect for extra parking/storage needs). Inside you will love the 9ft main floor ceilings, hardwood floors, & open concept kitchen/living/dining area with cozy fireplace. Upper level has your primary bedroom with walk-in closet and 4-piece ensuite, bedrooms 2 & 3, along with convenient upper floor laundry. Finished basement offers a large open concept rec-room area, bathroom, and storage/mechanical. Located in the sought after SW neighbourhood of Ambleside with quick access to all the amenities you need! This one needs to be seen to be appreciated. Come check it out!

Built in 2015

### Essential Information

MLS® #	E4422862
Price	\$534,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,560
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4035 Allan Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K2

### **Amenities**

Amenities	Ceiling 9 ft., 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, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 25th, 2025

Days on Market      17

Zoning                 Zone 56

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