

# \$550,000 - 3053 Arthurs Crescent, Edmonton

MLS® #E4454695

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning 2-storey home in the heart of Allard, thoughtfully designed for modern living. With 3 spacious bedrooms upstairs and 2.5 baths, it offers a perfect balance of style and function. The main floor is highlighted by upgraded cork flooring, a cozy gas fireplace, and expansive windows that fill the space with natural light. The partially finished basement provides additional living space with an impressive open-to-above design. Outside, the pie-shaped yard is a private retreat—fully landscaped with mature trees and perennials, fenced for privacy, and siding onto a walking path for easy access to the outdoors. An oversized 22x24 heated garage with attic storage and a 240v outlet pairs perfectly with an extra parking pad for guests, RV, or boat. With central A/C, endless natural light, and a prime location near schools, parks, shops, and amenities, this home truly offers the lifestyle you’ve been waiting for.

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454695  |
| Price     | \$550,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,436                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3053 Arthurs Crescent |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2H8               |

### Amenities

|           |                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Over Sized                                                                                                                                              |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 55           |
| HOA Fees       | 135               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 2nd, 2025 at 12:32am MDT