

\$539,800 - 3053 Arthurs Crescent, Edmonton

MLS® #E4454695

\$539,800

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

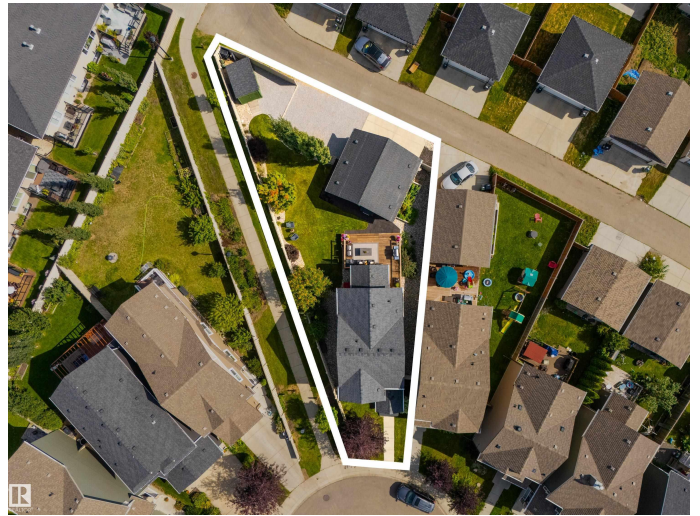
Allard, Edmonton, AB

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	\$539,800
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
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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	40
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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Listing information last updated on October 5th, 2025 at 7:02pm MDT