

## \$568,800 - 3709 Alexander Crescent, Edmonton

MLS® #E4451010

**\$568,800**

3 Bedroom, 2.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

STOP THE SCROLL—your DREAM home just HIT the MARKET! This FORMER ROHIT SHOW HOME is a 2-storey KNOCKOUT with 3 bedrooms, 3 bathrooms, and a spacious BONUS room—perfect for FAMILY movie nights or a home office. DESIGNED to IMPRESS with GRANITE throughout, built-in SURROUND SOUND, and style in EVERY corner! The GARAGE is a SHOWPIECE—drywalled, PAINTED, and EQUIPPED with TWO heaters. Host in STYLE on the two-tier DECK with PERGOLA and natural gas BBQ hookup—your BACKYARD is summer-READY! Stay COOL with CENTRAL A/C, and enjoy PEACE of MIND with a new FURNACE (March 2025) and REPLACED sump pump (2024). The unfinished BASEMENT is a blank SLATE ready for your DREAM DESIGN. Located in SOUGHT-after ALLARD, close to PARKS, SCHOOLS, and SHOPPING—this one has the LOOK, the LAYOUT, and the LOCATION.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451010  |
| Price     | \$568,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,752                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3709 Alexander Crescent |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0W7                 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Air Conditioner, No Smoking Home |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached           |

### Interior

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Race Track, Schools, Shopping Nearby, Ski Hill Nearby, |

|              |                    |
|--------------|--------------------|
|              | Treed Lot          |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 55          |
| HOA Fees       | 135              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 16th, 2025 at 12:32pm MDT