

## \$469,900 - 3722 Alexander Crescent, Edmonton

MLS® #E4459397

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Settle into the quiet neighbourhood of Allard in this beautiful Landmark built 2-storey with 1,329 sq. ft. above grade plus a PERMITTED FINISHED BASEMENT. Situated on the inside corner of a crescent, this home offers curb appeal, mature trees, and a SOUTH-FACING BACKYARD. The main floor features an open-concept design with ESPRESSO HARDWOOD FLOORS, GRANITE COUNTERS, and STAINLESS APPLIANCES. Upstairs are 3 bedrooms, 2 full baths, including a primary with dual closets. The basement adds a 4th bedroom, full bath, and rec space. Enjoy the outdoors with a deck, fenced back yard, and privacy trees. Upgrades include ON-DEMAND HOT WATER, CENTRAL A/C, HIGH-EFFICIENCY FURNACE, and newer carpets. Complete with a DOUBLE DETACHED GARAGE, close to SCHOOLS, PARKS, SHOPPING, HENDAY ACCESS, AND BUS STOP at the end of the street.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459397  |
| Price     | \$469,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,350                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3722 Alexander Crescent |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0W7                 |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Tub, Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Detached                                                                      |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                          |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 55              |
| HOA Fees       | 83                   |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 19th, 2025 at 3:32am MDT