

## \$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 SCROLLâ€”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 roomâ€”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 SHOWPIECEâ€”drywalled, PAINTED, and EQUIPPED with TWO heaters. Host in STYLE on the two-tier DECK with PERGOLA and natural gas BBQ hookupâ€”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 SHOPPINGâ€”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	1
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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Listing information last updated on August 3rd, 2025 at 5:47am MDT