



## 3257 ABBOTT Crescent Edmonton AB

\$614,900

BACKING onto a walking trail with a SOUTH facing backyard! This air-conditioned original owner home boasts 2380+ sqft, 2.5 baths & a heated dbl attached garage. As you enter, you are welcomed by a spacious foyer w/ high ceiling. Open concept 9' main flr features hardwood flooring & a living rm w/ gas F/P & large window overlooking South facing backyard. Gourmet kitchen boasts loads of cabinets, granite countertops, SS appliances w/ gas stove, HUGE center island. Main floor flex room is perfect as an open office (can be easily converted an enclosed one) or kid's play/study area. Dining room is off kitchen w/ patio door to the backyard. Upstairs features a HUGE bonus room, laundry rm & TWO good sized bedrooms. Primary bedroom has a large W/I closet & 5 pc ensuite w/ dbl sinks, a corner tub & a separate standing shower. Finished staircase to the unfinished basement w/ plumbing R/I. Walking distance to K-9 Lila Fahlman School, park & walking trails. Quick access to QEII, YEG airport & shopping.

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

edmontonfanyang@gmail.com  
<http://www.fanyangteam.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net