



## 3249 ABBOTT Crescent Edmonton AB

\$575,000

PRIME LOCATION in the Allard! This 2032 sqft original owner home with insulated/heated double-attached garage is fully landscaped, backing onto a walking trail with a south-facing backyard! Upon entry, you're greeted by a grand foyer with high ceilings, leading to a 9' open-concept main floor with laminate flooring. The living room has a gas fireplace and large windows flood the space with natural light, seamlessly connecting to a gourmet kitchen equipped with abundant cabinetry, granite countertops, SS appliances, walk-through pantry and an oversized center island. Adjacent to the kitchen, a dining room with patio access invites gatherings that flow into the backyard. Upstairs, BRAND NEW CARPET, discover an over-sized bonus room with high ceiling, two well-sized bedrooms, 4-pc bathroom and the primary suite impresses with a WIC and a 5-pc ensuite with dual sinks, a corner tub, and a separate standing shower. Basement with rough-ins. This home is just steps from K-9 Lila Fahlman School! This Home is a must-see!

Listing Presented By:



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