



## 3420 ABBOTT Way Edmonton AB

\$565,000

This stunning Jayman-built 2-storey home in the desirable Allard community is perfect for a growing family. Situated on an elevated lot with generous front and back yards, it offers 4 bedrooms, 3.5 bathrooms, and 2,387 sq. ft. of thoughtfully designed living space. The main floor features an open-concept layout with HARDWOOD FLOORING, a cozy GAS FIREPLACE, and a chef's kitchen equipped with stainless steel appliances, an eat-in bar, and a spacious dining nook. Modern comforts include central A/C and a smart thermostat. Upstairs, the primary suite includes a luxurious ensuite and walk-in closet, complemented by a bonus room and two additional bedrooms with a full bathroom. The FULLY FINISHED BASEMENT provides added versatility, featuring a bedroom, recreation room, and another full bathroom. Conveniently located within walking distance of a K-9 school and offering quick access to major freeways, shopping, dining, and the airport. This home has it all.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[sold@remaxyeg.com](mailto:sold@remaxyeg.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)