# **\$575,000 - 3653 Atkinson Loop, Edmonton**

MLS® #E4427903

## \$575.000

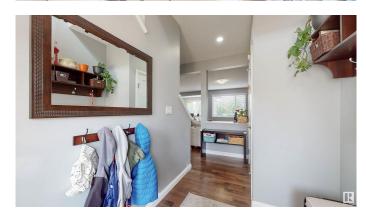
3 Bedroom, 2.50 Bathroom, 2,041 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

Discover luxury living in Allard, Edmonton, AB, with this captivating Jayman Eclipse model home. Located near top schools and rec facilities, this 3-bedroom, 2.5-bath residence offers nearly 2,100 sq ft of open-concept elegance, featuring espresso hardwood floors, air conditioning, and 9 ft ceilings. The gourmet kitchen shines with dark cabinets, white quartz countertops, a walk-in pantry, and new appliancesâ€"fridge, dishwasher, and microwaveâ€"all updated in recent years. Upstairs, the spacious master suite includes a large ensuite and walk-in closet, paired with a modern main bath. Enjoy a double attached garage with freshly painted trim and a serviced door (summer 2023), a fully landscaped yard with a painted deck, and no backing neighbours. Recent upgrades include a serviced furnace and A/C (summer 2023), a new dryer, an alarm system included in the sale, and basement electrical rough-in with permit. Embrace comfort and style in this exceptional home!







Built in 2011

#### **Essential Information**

MLS® # E4427903 Price \$575,000

Bedrooms 3

Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 2,041 Acres 0.00 Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3653 Atkinson Loop

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0X2

## **Amenities**

Amenities Bar, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No

Smoking Home, Vinyl Windows

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

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

### **School Information**

Elementary Dr. Lila Fahlman

Middle Dr. Lila Fahlman

High Dr. Anne Anderson

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 9:33am MDT