

## \$475,000 - 3709 Weidle Crescent, Edmonton

MLS® #E4431392

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker and this immaculate 1460sqft family home right around the corner from the park. Entering the home you are greeted by a large front foyer that opens directly into the living room with huge windows allowing for so much natural light. The sleek grey kitchen comes with upgraded cabinets, S/S appliances, large center island and quartz counter. The kitchen opens up to a great sized dining area with huge south facing window, back mudroom, and perfect little powder room. Upstairs finds a large primary bedroom with full 5pc ensuite and walk in closet. Rounding out the second floor is 2 more great sized bedrooms, 4pc main bathroom and upstairs hallway laundry. The basement has been unfinished and ready for you to make it your own. Outside finds a great sized south facing backyard with raised deck, perfect for summer night BBQ's and a detached double garage. All this, plus the home is air conditioned!! This is the perfect family home not to be missed!

Built in 2016

### Essential Information

MLS® #	E4431392
Price	\$475,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3709 Weidle Crescent
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E2

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Television Connection, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, 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	Back Lane, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 53
HOA Fees	100
HOA Fees Freq.	Annually

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