

## \$569,000 - 3653 Atkinson Loop, Edmonton

MLS® #E4427903

**\$569,000**

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 appliances—fridge, dishwasher, and microwave—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 \$569,000

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	21
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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