

## \$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 | 23               |
| Zoning         | Zone 55          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 1:02am MDT