

## \$459,900 - 5883 Anthony Crescent, Edmonton

MLS® #E4445026

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,482 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

A Beautiful, Functional & Spacious half-duplex in Allard! Let's cut to the chase. \*\*\*\*\*

Features: \*\* 5-minute walk to Dr. Lila Fahlman School. \*\* South-facing backyard, abundance of light. \*\* At main, bright & sunny living and cooking areas with walk-in pantry and vent-out hoodfan. \*\* At upper, 3 bedrooms + den/office + a flexible space. \*\* Master bedroom with an ensuite & a walk-in closet. \*\* Double attached & drywalled garage. \*\* At basement, rough-ins for bathroom and radon, and a wide open space for new imagination. \*\* Quick and easy access to highways, shopping centres, walking trails & schools. \*\*\*\*\* Home is what you make it! Move in & Enjoy living!!

Built in 2016

### Essential Information

MLS® #	E4445026
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.00
Year Built	2016



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5883 Anthony Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H4

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 29th, 2025
Days on Market	9
Zoning	Zone 55

HOA Fees 141.75

HOA Fees Freq. Annually

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