

# \$495,000 - 5809 Anthony Crescent, Edmonton

MLS® #E4426962

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,486 sqft  
Single Family on 0.00 Acres

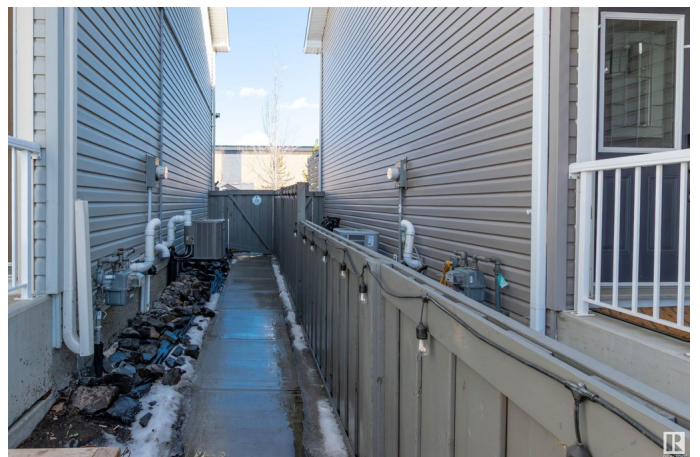
Allard, Edmonton, AB

IMMACULATE half duplex in south Edmonton! Prime location and outstanding value! This beautiful home offers nearly 1500 square feet plus partial basement development. Modern design featuring a gorgeous kitchen with Granite counter tops, beautiful & full-height cabinetry, stainless steel appliances, walk-in pantry, island plus a generous dining area. Open living room with hardwood floors. Main floor powder room. Upstairs are 3 bedrooms & a 4 piece bathroom. The Primary Bedroom has a beautiful 4 piece ensuite & a walk-in closet. The basement offers a Family room or 4th bedroom & storage space. Lovely low-maintenance backyard! Upgrades include: 30 year shingles, CENTRAL A/C, security cameras & extensive landscaping (for concrete work & deck) plus shed is also included. **DOUBLE ATTACHED GARAGE!** Fabulous location close to great amenities, shopping, restaurants, The Anthony Henday & more! Freshly painted and ready for immediate possession! Just steps to daycare & Dr. Lila Fahlman Kindergarten to grade 9 school!

Built in 2015

## Essential Information

MLS® #	E4426962
Price	\$495,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,486
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	5809 Anthony Crescent
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H5

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 15

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 4:32pm MDT