

## **\$674,500 - 2738 Anton Place, Edmonton**

MLS® #E4441460

**\$674,500**

4 Bedroom, 3.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

WALKOUT BASEMENT ~BACKING TO PARK  
~LEGAL BSMT SUITE ~ CUL-DE-SAC  
~BONUS ROOM~2250+ Sq. Feet- Located in the SW Community of Alard. Are you looking for a property where you can live & generate an income with a separate suite? Check! Are you looking for a home for a multi-generational family, with space for everyone? Entering in from your HEATED Dbl garage have EPOXY Flooring, Main floor features 9'™ ceilings, a large living room & a Gourmet kitchen with Hood fan, Multi-Functional GAS STOVE with Built in AIR FRYER & High End Appliances. Garburator in kitchen sink. AIR CONDITIONED Upper floor features BONUS ROOM a large Primary Bedroom complete with a ensuite bath & walk-in-closet. Bedroom Windows coverings are dual (light filter & Blackout) 2 Generous size bedrooms, 2nd bathroom, laundry space. Enjoy your evenings on the back deck, overlooking a Park and walking trail. The massive backyard is landscaped, but a blank slate for you to design your Garden! 1 Bed Legal BSMT. House has water softener to sum. Don't Miss it!

Built in 2021

### **Essential Information**

MLS® # E4441460

Price \$674,500



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,733
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2738 Anton Place
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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