

## \$505,000 - 2813 Anton Wynd, Edmonton

MLS® #E4435991

**\$505,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

OH MY GOODNESS “ STUNNING” IS AN UNDERSTATEMENT! IMPECCABLY maintained 2-storey home in Allard with 1,658 sq ft, 3 beds, 2.5 baths + double detached garage. Exceptionally clean with NO CARPETS throughout! Bright living room with tons of natural light. Beautiful kitchen with GRANITE countertops + STAINLESS STEEL appliances. Upper level has HUGE primary bedroom with WALK-IN CLOSET + 3-pc ENSUITE, 2 additional beds, 4-pc bath, and conveniently located laundry! The unfinished basement has high ceilings and loads of potential. Enjoy the backyard deck & gazebo”perfect for entertaining! The backyard is fenced, cozy deck, cute gazebo, and just the right spot for laid-back hangouts or quiet mornings with your coffee. Minutes from EIA, Costco, Outlet Mall, Amazon, 41 Ave, Calgary Trail & Anthony Henday & more! HOA perks include skating rink, community hall/gardens, basketball/tennis courts, and more. This gem won’t last!

Built in 2018

### Essential Information

MLS® # E4435991

Price \$505,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2813 Anton Wynd
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4B1

### Amenities

Amenities	Deck, Gazebo
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Dr. Lila Fahlman School  
Middle                              Monsignor Fee Otterson  
High                                 Dr. Anne Anderson School

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                17  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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