

## \$910,000 - 2422 Ashcraft Crescent, Edmonton

MLS® #E4448695

**\$910,000**

6 Bedroom, 5.00 Bathroom, 3,452 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning 3,451 sq. ft. home in the heart of Allard. Finished in warm brown and white tones, this open concept beauty features soaring ceilings that make the home feel even more spacious. The chef's kitchen offers a massive island perfect for cooking, hosting, and gathering. Large windows fill the home with natural light, and the backyard enjoys sunny southwest exposure which is ideal for relaxing evenings. Upstairs features 4 generously sized bedrooms including a luxurious primary suite with a spa-like 5 piece ensuite, walk-in closet, and private access to an elevated deck perfect for morning coffee or evening sunsets. The fully finished basement includes a secondary kitchen, 2 add'l bedrooms, a 4 pc bathroom, ample storage, and flexible living space. Conveniently located near Aster Park, Silverberry Playground, Rundles Mission Golf Club, Meadows Rec Centre, RioCan Meadows Shopping Centre, and top-rated schools like Svend Hansen K-9 and Shauna May Seneca, this home has it all!

Built in 2014

### Essential Information

MLS® # E4448695

Price \$910,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,452                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2422 Ashcraft Crescent |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2M9                |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached                                               |
| Is Waterfront  | Yes                                                                  |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                            |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 55         |
| HOA Fees       | 100             |
| 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 August 4th, 2025 at 12:47am MDT