

\$403,800 - 3607 Atkinson Loop, Edmonton

MLS® #E4466298

\$403,800

3 Bedroom, 2.50 Bathroom, 1,334 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

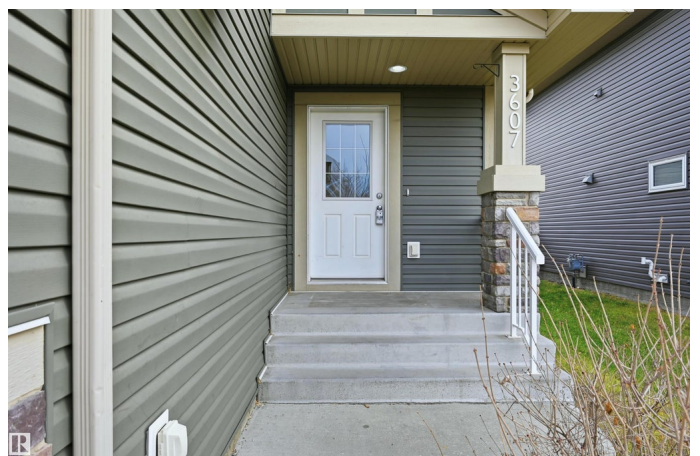
Stunning MOVE IN READY 3 bed/2.5 bath HALF DUPLEX in the desirable & family friendly neighborhood of Allard! Perfect for 1st time home buyers or investors. Beautiful stone work & designer siding colors on the exterior. Main floor features a bright & sunny open concept layout & laminate floors. Functional kitchen includes an island w/ eating bar, tons of storage space, quartz countertops, sleek ceiling-height white cabinets, subway tile backsplash & stainless steel appliances. Dining nook steps out onto a deck & a generously sized South-East facing yard - perfect for the kids to play or relaxing summer evenings! Upstairs you'll find a spacious primary bedroom w/ 3 pc ensuite bathroom. Two other well-sized bedrooms, a full 4-pc bathroom & laundry room complete the upper level. Attached garage for added security & convenience. Steps to pond/wetland, green space, walking trails, shopping and schools. Easy access to the QE II hwy, Anthony Henday, EIA, transit & South Edmonton Common.

Built in 2014

Essential Information

MLS® # E4466298

Price \$403,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3607 Atkinson Loop
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0X3

Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	LilaFahlman/ThomasAquinas
Middle	LilaFahlman/ThomasAquinas
High	AnneAnderson/FMMcCaffery

Additional Information

Date Listed	November 20th, 2025
Zoning	Zone 55
HOA Fees	141.75
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 November 20th, 2025 at 3:02pm MST