

## \$399,000 - 3704 Weidle Crescent, Edmonton

MLS® #E4453581

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this charming BACKING TO PARK HALF DUPLEX in the sought-after community of Walker! With 1323 sq. ft. above grade, this property offers 3 bedrooms, 2.5 baths, and a bright, open-concept main floor featuring quartz countertops, a modern kitchen, and a cozy living room. Upstairs, the spacious primary suite includes a walk-in closet and ensuite, complemented by two additional bedrooms and a full bath. Enjoy outdoor living on the large deck overlooking a massive, fully landscaped and fenced backyard that backs onto a park. Situated on a desirable corner lot, this home combines privacy and convenience. Fantastic location with quick access to the airport, South Common shopping, schools, playgrounds, major highways, and public transportation—perfect for families and commuters alike!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453581  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,335         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3704 Weidle Crescent |
| Area        | Edmonton             |
| Subdivision | Walker               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 2E2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

### Additional Information

Date Listed August 18th, 2025

Days on Market 74

Zoning Zone 53

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