# \$464,500 - 2467 Austin Crescent, Edmonton

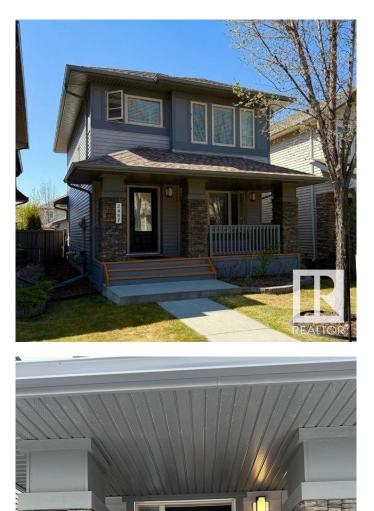
MLS® #E4434224

#### \$464,500

3 Bedroom, 1.50 Bathroom, 1,344 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Move In Ready!! Located in Ambleside, this stylish 2-story home offers 3 bedrooms, 1 1/2 bathrooms, and a seamless open-concept main floor. The kitchen features stainless steel appliances, ample storage, and an island perfect for gatherings. Relax in the inviting living room with a modern fireplace. Highlights include a spacious double detached garage, fully fenced and landscaped yard, and a large deckâ€"ideal for outdoor living. The master bedroom boasts a walk-in closet and shared ensuite. The basement is ready for your personal touch.



Built in 2010

#### **Essential Information**

MLS® #	E4434224
Price	\$464,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2010
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey

Status	Active		
Community Information			
Address	2467 Austin Crescent		
Area	Edmonton		
Subdivision	Ambleside		
City	Edmonton		
County	ALBERTA		
Province	AB		
Postal Code	T6W 0L4		
Amenities			
Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Smart/Program. Thermostat		
Parking	Double Garage Detached, Rear Drive Access		
Interior			
Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Curtains and Blinds		
Heating	Forced Air-1, Natural Gas		
Fireplace	Yes		
Fireplaces	Mantel		
Stories	2		
Has Basement	Yes		
Basement	Full, Partially Finished		
Exterior			
Exterior	Wood, Vinyl		
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby		
Roof	Asphalt Shingles		
Construction	Wood, Vinyl		
Foundation	Concrete Perimeter		

## **School Information**

Elementary	Dr. Margaret-Ann Armour
High	LillianOsborne MotherMarg

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	Zone 56
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 May 4th, 2025 at 9:02pm MDT