# \$469,500 - 2467 Austin Crescent, Edmonton

MLS® #E4426386

## \$469,500

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® # E4426386

Price \$469,500

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,344

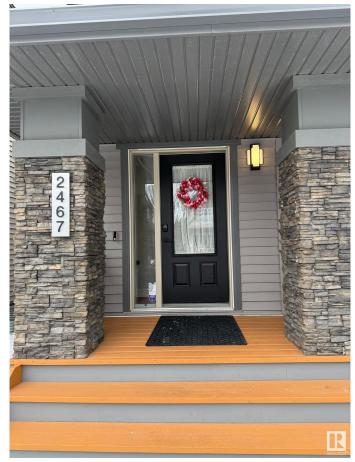
Acres 0.00 Year Built 2010

Type 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, Unfinished

#### **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 March 19th, 2025

Days on Market 18

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 April 6th, 2025 at 5:32am MDT