

## \$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 deck—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	34
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually



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