

## \$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 | 33               |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |



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Listing information last updated on April 21st, 2025 at 8:47am MDT