\$464,500 - 2467 Austin Crescent, Edmonton

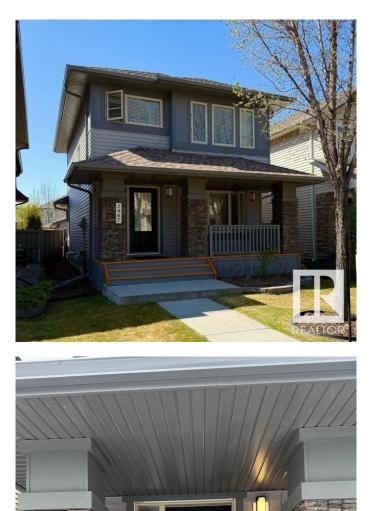
MLS® #E4434224

\$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 | 10 |
| Zoning | Zone 56 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |
| | |



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Listing information last updated on May 12th, 2025 at 6:17pm MDT