# \$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

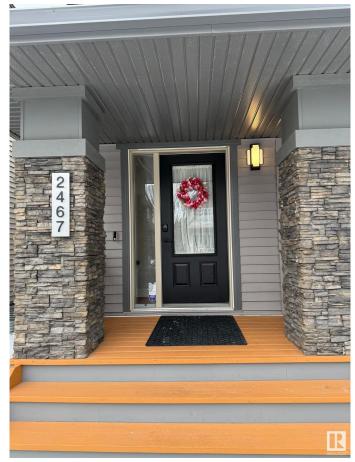
Acres 0.00 Year Built 2010

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 33

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually



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