

## \$510,000 - 2447 Austin Crescent, Edmonton

MLS® #E4440213

**\$510,000**

4 Bedroom, 3.50 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

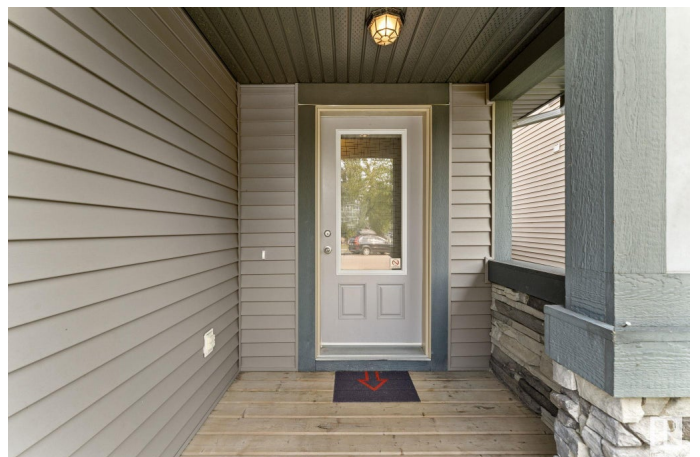
Ambleside, Edmonton, AB

Charming 4-bedroom home in Ambleside offering over 2000 sq ft of thoughtfully designed living space. The open-concept main floor is warm and inviting, featuring a spacious living room with large south-facing windows, perfect for natural light and everyday comfort. The generous kitchen boasts a massive island and stainless steel appliances ideal for busy family life or entertaining guests. Upstairs, the bright and airy layout includes a large primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full bath. The fully finished basement adds more space with a cozy family room, wet bar with sink and bar fridge, a fourth bedroom, and a third full bathroom perfect for guests or a teen retreat. Enjoy summer in the fully fenced backyard, with space for a trampoline or even a backyard rink in winter. Close proximity to schools, trails, and all the amenities of the Currents of Windermere. Washer/Dryer (2022) Hot water tank (2024)

Built in 2009

### Essential Information

MLS® #	E4440213
Price	\$510,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,603
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	2447 Austin Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	7
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on June 11th, 2025 at 4:17am MDT