

Courtesy Of Diana Magnan Of MaxWell Progressive

## \$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	23
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 2:32pm MDT