

\$510,000 - 2447 Austin Crescent, Edmonton

MLS® #E4440213

\$510,000

4 Bedroom, 3.50 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

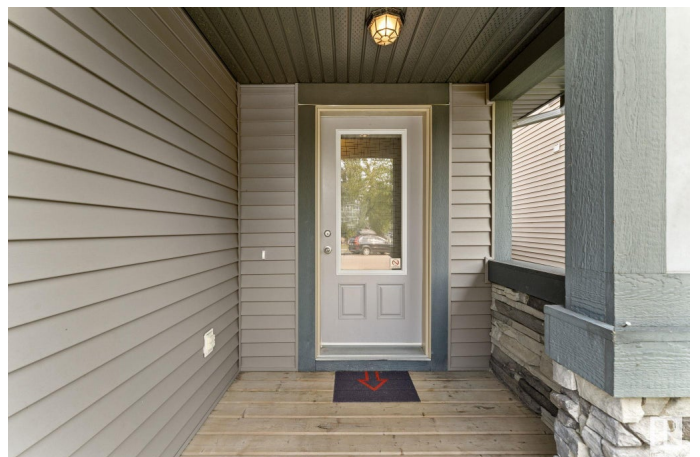
Ambleside, Edmonton, AB

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 | 8 |
| Zoning | Zone 56 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 12th, 2025 at 12:17am MDT