

\$510,000 - 2447 Austin Crescent, Edmonton

MLS® #E4440213

\$510,000

4 Bedroom, 3.50 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

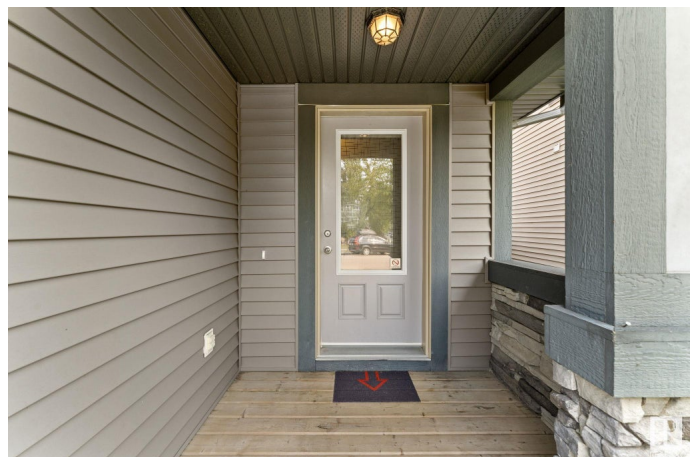
Ambleside, Edmonton, AB

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
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 13th, 2025 at 9:17am MDT