

\$489,900 - 2418 Austin Crescent, Edmonton

MLS® #E4452018

\$489,900

4 Bedroom, 3.50 Bathroom, 1,518 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to beautiful Ambleside! A friendly neighborhood and great community to be a part of. This house has lots to offer with an open concept floor plan, 4 beds, 3.5 Baths, + a beautiful office/den and family room in the fully finished basement! , A/C, underground sprinklers, and 22'x24' detached double garage with an extra parking room next to garage, RV parking ready, and plenty of street parking! The primary bedroom boasts a 4-Piece bathroom ensuite and walk in closet.

Built in 2009

Essential Information

MLS® #	E4452018
Price	\$489,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



Community Information

Address	2418 Austin Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L3

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Smoking Home, Sprinkler Sys-Underground, See Remarks
Parking	Double Garage Detached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	14
Zoning	Zone 56

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 August 22nd, 2025 at 9:47am MDT