

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



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Listing information last updated on April 11th, 2025 at 7:32am MDT