

Courtesy Of Justin Singh Of RE/MAX River City

\$449,000 - 7295 Armour Crescent, Edmonton

MLS® #E4422303

\$449,000

3 Bedroom, 2.50 Bathroom, 1,321 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom half duplex offering over 1300 sq. ft. of living space in the sought-after Ambleside neighborhood. The open-concept main floor features a bright and inviting living area, perfect for entertaining, and a well-equipped kitchen with plenty of counter space. Upstairs, you'll find three spacious bedrooms, including a master suite with an ensuite bathroom, providing a private retreat. The convenience of upper-level laundry adds to the home's appeal. Step outside to your own private backyard – an ideal space for outdoor dining, gardening, or simply relaxing in peace. Located just minutes from shopping, dining, schools, and parks, this home combines comfort, convenience, and a great community.

Built in 2015

Essential Information

MLS® #	E4422303
Price	\$449,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7295 Armour Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S2

Amenities

Amenities	Deck
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 20th, 2025
Days on Market	22
Zoning	Zone 56

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Listing information last updated on March 14th, 2025 at 1:02am MDT