

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 5:02am MDT