

## \$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 | 9                |
| Zoning         | Zone 56          |

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Listing information last updated on August 17th, 2025 at 8:47am MDT