

## \$769,000 - 478 Ainslie Crescent, Edmonton

MLS® #E4459019

**\$769,000**

5 Bedroom, 4.00 Bathroom, 2,723 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Freshly updated and beautifully maintained, this Ambleside 2-storey offers over 3,850 sq ft of well-designed living space. The open to below foyer welcomes you with natural light and warmth, leading to French doors that open to a versatile flex room, perfect for a home office or guest suite, with a full bath nearby for added convenience. The open concept living area features a stunning custom built-in feature wall with storage and seating, a cozy gas fireplace, and a kitchen with granite counters, rich cabinetry, and appliances that are practically new. Upstairs, four spacious bedrooms and a large bonus room provide comfort and flexibility for family living. The primary suite showcases a spa inspired ensuite with a steam shower and jet soaker tub. The finished basement adds a fifth bedroom, a full bath, and a generous recreation area. Complete with an oversized garage, mature landscaping, and a sunny deck, this home delivers exceptional style, space, and value.

Built in 2010

### Essential Information

MLS® # E4459019

Price \$769,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,723                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 478 Ainslie Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0H7              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Intercom            |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Storage Shed, Stove-Electric, Washer - Energy Star, Stove-Induction |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Recreation Use, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Fiber Cement |
| Foundation   | Slab               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 58                   |
| Zoning         | Zone 56              |
| HOA Fees       | 100                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on November 20th, 2025 at 3:48am MST