

# \$479,900 - 7236 Armour Crescent, Edmonton

MLS® #E4459182

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,435 sqft  
Single Family on 0.00 Acres

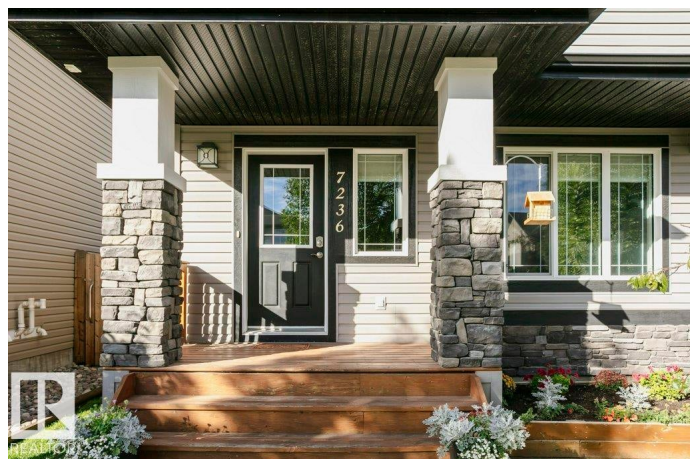
Ambleside, Edmonton, AB

Discover the perfect family retreat in this charming and impeccably maintained home featuring a lovely open main floor plan, four bedrooms, four bathrooms, and a fully developed basement. The chef's kitchen boasts sleek granite counters, stainless steel appliances, built-in buffet, and plenty of cabinet and counter space. Upstairs is your personal retreat with 3 bedrooms, 4pc bath, and master suite with a W/I closet and 4pc ensuite. The basement is developed with a spacious rec room, large 4th bedroom (great for small home-based business), and a 3pc bath. Step outside to a stunning stamped concrete patio, ideal for gatherings and outdoor relaxation, and a double detached garage for your vehicles! Enjoy year-round comfort with central A/C. New water tank (1yr) and significantly repainted. Don't miss the opportunity to experience comfort, style, and convenience in every corner of this exceptional property. Close to shopping, schools, public transportation and all amenities! This property won't last long!

Built in 2014

## Essential Information

MLS® #	E4459182
Price	\$479,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,435
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7236 Armour Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2S1

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Electric, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 24th, 2025

Days on Market 8

Zoning Zone 56

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Listing information last updated on October 2nd, 2025 at 7:17am MDT