

## \$519,900 - 2419 Austin Crescent, Edmonton

MLS® #E4449324

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

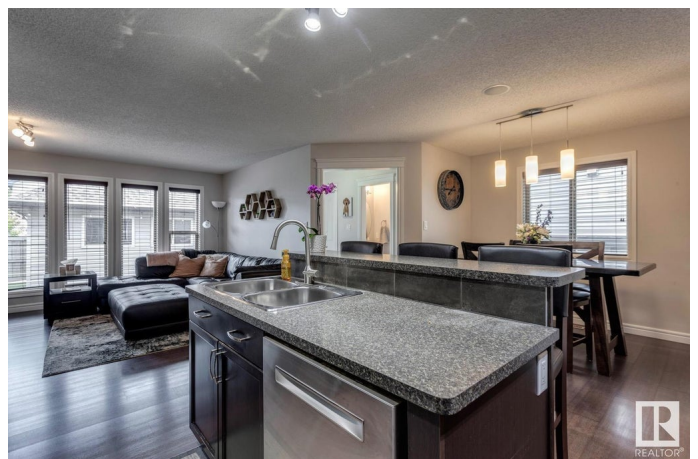
Ambleside, Edmonton, AB

Welcome to desirable Ambleside! Better than new.....This fabulous, FULLY FINISHED, 1600+ sqft, 2-storey is located on a quiet street and presents like new! Open concept main floor w/an abundance of natural light, beautiful kitchen w/large island, premium cabinetry, and s.s. appliances. Great living area w/gas fireplace, flex room, and 2-pc bath. Upstairs you will find the spacious primary retreat w/4-pc ensuite and walk-in closet, 2 additional bedrooms, and additional 4-pc bath. The fully finished lower level offers a HUGE rec area, 2-pc bath, and storage/laundry space. Large composite deck, maintenance free landscaping, central A/C, double detached garage, and more. Located close to schools, walking trails, and all of the amenities of the Currents of Windermere. A turnkey home in one of Edmonton's premier family neighborhoods!

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449324  |
| Price      | \$519,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,602                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2419 Austin Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0L3              |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                            |

### Interior

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

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                            |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Margaret-Ann Armour  |
| Middle     | Dr.. Margaret-Ann Armour |
| High       | Lillian Osborne          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 56         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 4th, 2025 at 2:02am MDT