

## **\$424,999 - 7301 Armour Crescent, Edmonton**

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MLS® #E4445130

**\$424,999**

3 Bedroom, 2.50 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

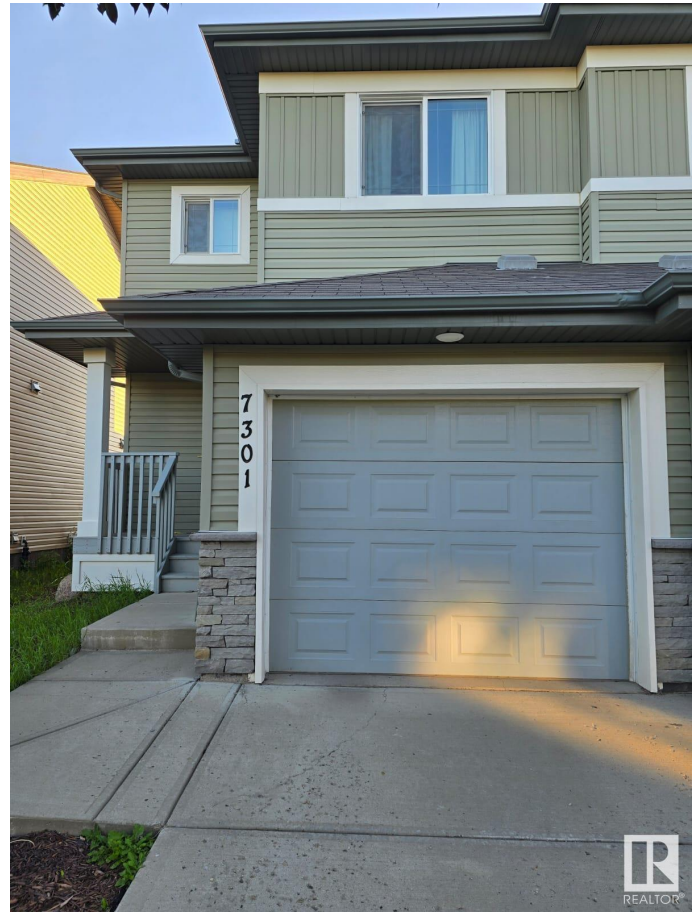
Welcome to this renovated half duplex located in the heart of Ambleside South, one of Southwest Edmonton's most vibrant and family-friendly communities. Renovated just a year and a half ago, this home features new paint and new flooring throughout. Offering 3 bedrooms, 2.5 bathrooms, and a front-attached single-car garage, it provides both comfort and convenience. The main floor features a bright living room with new vinyl plank flooring, a modern kitchen with new quartz countertops, quartz backsplash, stainless steel appliances, a corner pantry, and a dining area that overlooks the backyard. Upstairs, you'll find three bedrooms and two full bathrooms. The staircase and upper level are finished with all-new carpet, creating a warm and cozy atmosphere. The backyard includes a brand-new rear deck, perfect for relaxing or entertaining. Additional features include triple-pane windows and an open basement awaiting your personal touch. This stunning home offers incredible value, don't miss out this opportunity.

Built in 2015

### **Essential Information**

MLS® #                      E4445130

Price                         \$424,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,269         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7301 Armour Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2S2              |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | On Street Parking, Deck, No |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached      |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | ensuite bathroom                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                          |
| Stories           | 2                                                  |
| Has Basement      | Yes                                                |
| Basement          | Full, Unfinished                                   |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                              |



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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 56         |

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Listing information last updated on August 25th, 2025 at 1:47pm MDT