

## \$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	3
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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