

\$499,900 - 2479 Austin Crescent, Edmonton

MLS® #E4466265

\$499,900

4 Bedroom, 3.50 Bathroom, 1,580 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautifully maintained Jayman Built 4-bedroom, 3.5-bath family home, ideally located just a 6-minute walk to Dr. Margaret-Ann Armour School, 8 minute walk to Ambleside Park, and 10 minutes to the Currents of Windermere. Thoughtful updates include garage insulation (2020), central A/C (2021), new main floor lighting (2024), and a brand-new dishwasher (2025). The spacious kitchen opens to a west-facing backyard with a large deck - perfect for entertaining and summer evenings. Enjoy your morning coffee on the charming east-facing front porch. The fully finished basement offers an additional bedroom, bathroom, and wet bar, providing great flexibility for family or guests. With quick access to public transit, shopping, restaurants, gyms, parks, schools and all the amenities Windermere has to offer, this home truly combines comfort, convenience, and style.

Built in 2009

Essential Information

MLS® #	E4466265
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,580
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2479 Austin Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L4

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, Hot Water Tankless, No Smoking Home, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Storage Shed, Stove-Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Margaret-Ann Armour
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Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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