

\$519,900 - 2419 Austin Crescent, Edmonton

MLS® #E4449324

\$519,900

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

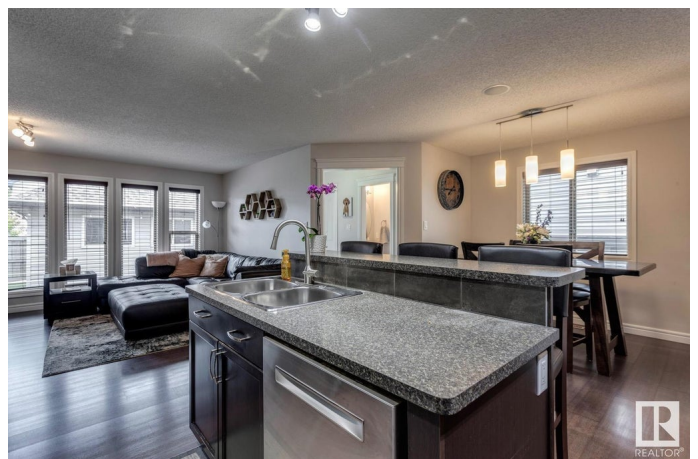
Ambleside, Edmonton, AB

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	10
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 10:47am MDT