

Courtesy Of Kris Trajano Of RE/MAX River City

\$467,000 - 4073 Allan Crescent, Edmonton

MLS® #E4425434

\$467,000

3 Bedroom, 2.50 Bathroom, 1,510 sqft
Single Family on 0.00 Acres

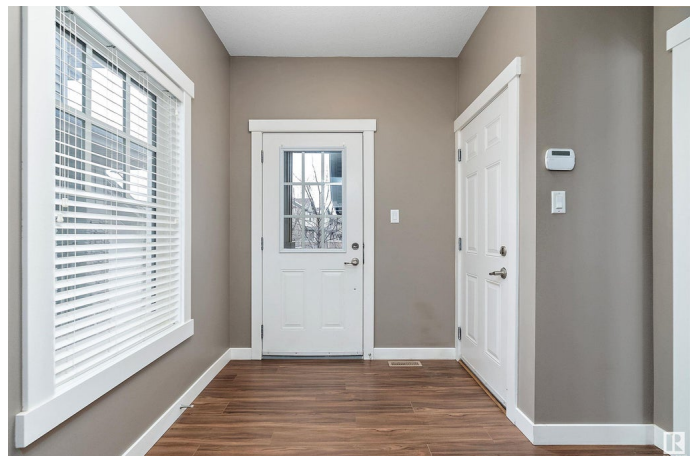
Ambleside, Edmonton, AB

Welcome home to this spacious duplex in the highly sought-after Ambleside community! Conveniently located near shops, entertainment, restaurants & schools, this 1,510 sf home offers much more than a humble abode! Upon entry, youâ€™re greeted by a walk-in coat closet before stepping into the bright open-concept living space. The U-shaped chef's kitchen provides ample counter space w/ S/S appliances, plenty of cupboard space & also incl a walk-in pantry behind a frosted glass door. Enjoy meals in the dining area overlooking the living room that features a warm, stone-surround F/P. The main floor's private 1/2 bath is finished w/ an accent wall of subway tile for a modern flair. Upstairs, youâ€™ll find two generously sized bdrms plus a spacious primary w/ a 4pc ensuite & walk-in closet. Also on the upper level, a 4pc main bath & stacked laundry closet. An unspoiled basement awaits your personal touch. This home also offers a dbl attached garage & fully fenced, landscaped yard. A move-in ready, must-see home!

Built in 2013

Essential Information

MLS® #	E4425434
Price	\$467,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4073 Allan Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J9

Amenities

Amenities	Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve,

	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 29

Zoning Zone 56

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 April 11th, 2025 at 4:32am MDT