

Courtesy Of Angela N Deblois Of Exp Realty

## **\$534,900 - 2465 Austin Crescent, Edmonton**

MLS® #E4464871

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Step into this beautifully renovated 4-bed/3.5-bath home offering 2,190sqft of finished living space. The main floor showcases a modern open-concept design with a stunning upgraded kitchen featuring sleek cabinetry, quartz countertops, and stainless steel appliances—perfect for entertaining or family gatherings. This home features a stunning fireplace that serves as a true centerpiece of the living space with a custom mantel and elegant tilework that blends warmth and sophistication. Upstairs, spacious bedrooms provide comfort and privacy, while the finished basement adds versatile space for a home gym, media room, or guest suite. Outside, enjoy the convenience of a detached garage with rear lane access & a large apron for ease. The landscaped yard with a composite deck as well as a large concrete patio is ideal for summer evenings. With thoughtful updates throughout and a layout that blends style and functionality, this home is move-in ready and waiting for its next chapter. Welcome HOME!!!

Built in 2008

### **Essential Information**

MLS® # E4464871

Price \$534,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,526                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2465 Austin Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0L4              |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Smoking Home, Patio |
| Parking   | Double Garage Detached                                           |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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 | Back Lane, Fenced, Golf Nearby, Landscaped, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 56            |
| HOA Fees       | 150                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 20th, 2025 at 11:17pm MST