

## \$699,000 - 918 Armitage Court, Edmonton

MLS® #E4439074

**\$699,000**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Backing directly onto a green space and walking trails, this rarely available half duplex bungalow offers beautifully finished living space in one of Edmonton's most sought-after neighbourhoods. The sun-filled main floor is designed for both everyday living and entertaining. A spacious kitchen features steel appliances, a large eat at island with granite countertops, and pantry. The elegant open-concept living and dining areas enjoy peaceful park views. A spacious primary suite is complete with a 5-piece ensuite with soaker tub and stand-up shower, and a large walk-in closet. A sunny front office, convenient laundry and powder room complete the main floor. The fully finished walkout basement features, 2 more bedrooms, a flex room, family room, and direct access to a covered lower patio.

Located within walking distance to shops and restaurants in Currents of Windermere, and with HOA-managed snow removal and lawn care, this home offers the perfect blend of luxury and low maintenance lifestyle

Built in 2010

### Essential Information

MLS® # E4439074

Price \$699,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	918 Armitage Court
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0K6

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 56
HOA Fees	50
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 June 16th, 2025 at 4:02am MDT