# \$399,900 - 7331 Armour Crescent, Edmonton

MLS® #E4440381

#### \$399,900

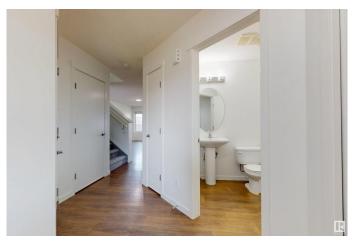
3 Bedroom, 2.50 Bathroom, 1,411 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this RENOVATED half duplex located in the heart of Ambleside South, one of Southwest Edmonton's most vibrant and family-friendly communities. This charming home offers all NEW PAINT, NEW CARPET and NEW LIGHT FIXTURES, ideal for first-time buyers, young families, or downsizers. Step inside to discover an open-concept main floor with a bright and spacious living room, a well-appointed kitchen with a corner pantry, a large island with eating bar, and ample cabinetry. The adjacent dining area flows seamlessly to the fully fenced backyard, perfect for BBQs. Upstairs, you'II find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and private 4 piece en-suite. An additional full bathroom completes the upper level. Additional highlights include: Attached single garage, Unfinished basement with potential for customization, a quiet, family-oriented street, steps to park, a short drive to Currents of Windermere and easy access to Henday Drive.







Built in 2014

#### **Essential Information**

| MLS® # | E4440381  |
|--------|-----------|
| Price  | \$399,900 |

| Bedrooms       | 3             |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,411         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

## **Community Information**

| Address     | 7331 Armour Crescent |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2S2              |

## Amenities

| Amenities | No Smoking Home        |
|-----------|------------------------|
| Parking   | Single Garage Attached |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

| Exterior          | Wood, Vinyl                                      |
|-------------------|--|
| Exterior Features | No Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |

#### **Additional Information**

Date ListedJune 1st, 2025Days on Market14ZoningZone 56

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Listing information last updated on June 15th, 2025 at 3:47pm MDT