

## \$539,900 - 7277 Armour Crescent, Edmonton

MLS® #E4443255

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Bright & spacious half duplex in sought-after Ambleside! Offering 2,200+ sq.ft. of developed space including a finished basement, this 4 bed, 3.5 bath home sits on a sunny south-facing pie lot. The open main floor features a cozy living room with modern electric fireplace, dining area, and white kitchen with quartz counters, SS appliances (new stove), pantry, and access to a large backyard. Upstairs includes 2 bedrooms, 4-pc bath, laundry with new XL washer, plus a stunning primary with vaulted ceiling, walk-in closet & 3-pc ensuite. The finished basement offers 9' ceilings, spacious rec room, 4th bedroom, 4-pc bath & storage. Includes Hunter Douglas blinds throughout (blackouts in bedrooms), central A/C, fresh paint & premium security system. Quiet street walking distance to Dr. Margaret-Ann Armour Kâ€™9, Movati Athletic, and Tesoro Market. Quick access to Ellerslie Rd, Henday, Terwillegar Dr & Currents of Windermere. This move-in ready home has it all!

Built in 2016

### Essential Information

MLS® # E4443255

Price \$539,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7277 Armour Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	22
Zoning	Zone 56

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