# \$424,999 - 7301 Armour Crescent, Edmonton

MLS® #E4445130

## \$424.999

3 Bedroom, 2.50 Bathroom, 1,269 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. Renovated just a year and a half ago, this home features new paint and new flooring throughout. Offering 3 bedrooms, 2.5 bathrooms, and a front-attached single-car garage, it provides both comfort and convenience. The main floor features a bright living room with new vinyl plank flooring, a modern kitchen with new quartz countertops, quartz backsplash, stainless steel appliances, a corner pantry, and a dining area that overlooks the backyard. Upstairs, you'll find three bedrooms and two full bathrooms. The staircase and upper level are finished with all-new carpet, creating a warm and cozy atmosphere. The backyard includes a brand-new rear deck, perfect for relaxing or entertaining. Additional features include triple-pane windows and an open basement awaiting your personal touch. This stunning home offers incredible value, don't miss out this opportunity.



Built in 2015

## **Essential Information**

MLS® # E4445130 Price \$424,999 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,269

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 7301 Armour Crescent

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2S2

# **Amenities**

Amenities On Street Parking, Deck, No

Parking Spaces 2

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

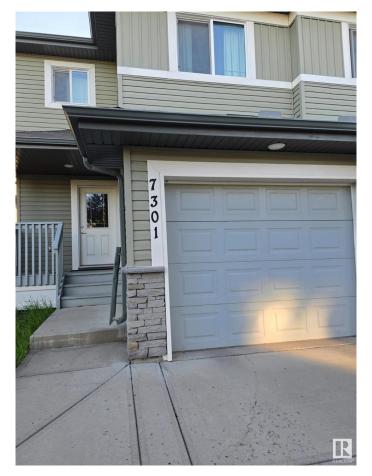
Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Vinyl Shingles





Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 30th, 2025

Days on Market 58

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 August 27th, 2025 at 12:32am MDT