

## \$499,900 - 7218 Armour Crescent, Edmonton

MLS® #E4439001

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,349 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully upgraded 4-bedroom home in Ambleside with almost 2,000 sq ft of living space. The open-concept main floor is perfect for entertaining, featuring a stone-faced gas fireplace, spacious dining area, new Canadian quartz countertops, large island, and stainless steel appliances. New engineered hardwood floors are both stylish and easy to maintain—great for kids or pets. Upstairs, the generous primary bedroom offers a walk-in closet and 4-pce ensuite, plus two bright bedrooms and a 4-pce main bath. The fully finished basement includes 9-ft ceilings, a large family room, 4th bedroom, and full bath. Enjoy summer on the huge west-facing back deck! Additional highlights: double detached garage, main floor laundry, new on-demand hot water, central A/C, and 8 solar panels to help lower your energy bills. Quiet location, walking distance to K-9 DMAA school and quick access to Ellerslie Rd, Terwillegar Dr, and Anthony Henday.

Built in 2013

### Essential Information

MLS® #	E4439001
Price	\$499,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7218 Armour Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation,

Schools, Shopping Nearby

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

**School Information**

Elementary	DMAA School
Middle	DMAA School
High	Lillian Osborne

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	20
Zoning	Zone 56

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