

Courtesy Of Khu Wales and Jason E Shine Of Real Broker

## \$768,000 - 464 Ainslie Crescent, Edmonton

MLS® #E4426804

**\$768,000**

4 Bedroom, 3.50 Bathroom, 2,778 sqft  
Single Family on 0.00 Acres

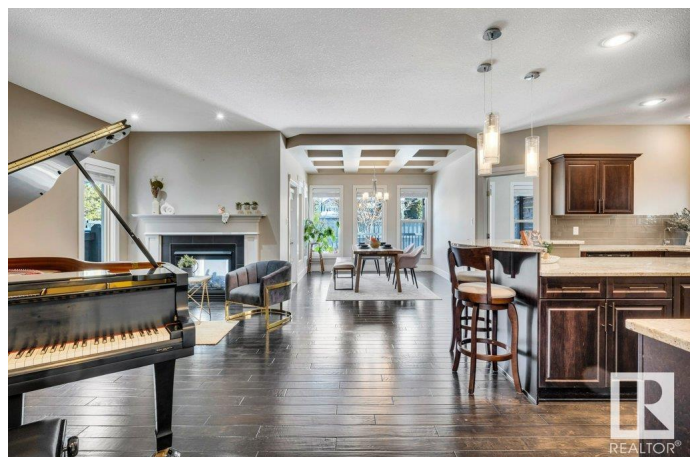
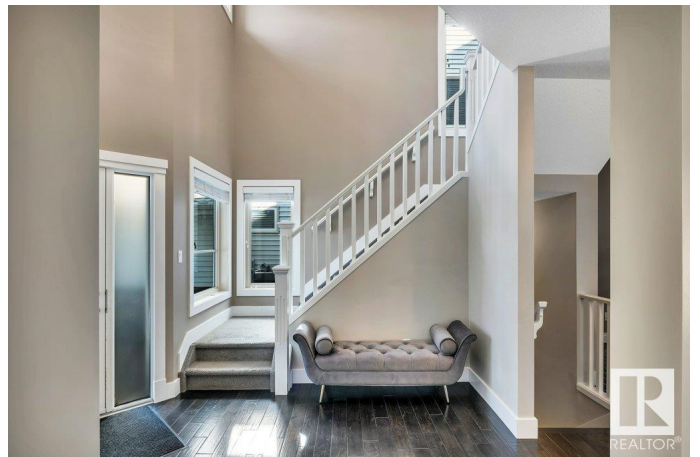
Ambleside, Edmonton, AB

Aspirational Abundance in Ambleside!  
Welcome to this stunning and meticulously maintained 4-bedroom home w/ generous and inviting spaces in sought-after Ambleside, known for its parks, top-rated schools, shopping, and easy Anthony Henday access. Tucked away in a quiet crescent, step into the grand foyer, leading to an open-concept living & dining area filled with natural light - perfect for entertaining. The gourmet kitchen features dark cabinetry, quartz countertops, a gas stove, and a walkthrough pantry. A main-floor office, laundry room, mudroom, and 2pc bath complete this level. Upstairs, enjoy a bright bonus room, a luxurious primary suite with a 5pc ensuite & walk-in closet, plus two more bedrooms and a full bath. The fully finished basement offers a huge family room, extra bedroom, and full bath. Outside, a landscaped yard with an oversized deck + fireplace is perfect for relaxing. Plus, central A/C keeps you comfortable year-round. Don't miss this incredible home!

Built in 2011

### Essential Information

MLS® #	E4426804
Price	\$768,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,778
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	464 Ainslie Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H8

### **Amenities**

Amenities	Air Conditioner, No Animal Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
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
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Margaret-Ann Armour

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 13

Zoning Zone 56

HOA Fees 100

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 April 3rd, 2025 at 4:32pm MDT