

## \$399,900 - 7301 Armour Crescent, Edmonton

MLS® #E4456203

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,282 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® # E4456203

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,282         |
| 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 Animal Home, No Smoking Home |
| Parking Spaces | 2                                                        |
| Parking        | Single Garage Attached                                   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave 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 | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| 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 September 15th, 2025 at 7:02pm MDT