

## \$596,800 - 475 Ainslie Crescent, Edmonton

MLS® #E4432950

**\$596,800**

4 Bedroom, 3.00 Bathroom, 2,135 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning family home nestled in the prestigious community of Ambleside! Offering nearly 3,000 sq ft of beautifully finished living space, this 4-bedroom, 4-bathroom home is perfect for growing or large families. The open-concept main floor features a spacious living room with a cozy fireplace, a separate dining nook, and convenient main floor laundry. Upstairs you'll find a bright bonus room over the garage, three generously sized bedrooms, and two full bathrooms. The fully finished basement offers even more space with a large recreation area, an additional bedroom, and additional bathroom – ideal for guests, teens, or extended family. Complete with a double attached garage, fully finished landscaping, and a fenced backyard – a safe and private space where the kids can play freely. Located just steps away from a vibrant shopping district, multiple schools, recreation facilities, and public transit.

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432950  |
| Price     | \$596,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,135                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 475 Ainslie Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0H7              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Const. Daniel Woodall   |
| Middle     | Dr. Margaret Ann Armour |
| High       | Lillian Osborne School  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| 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 April 28th, 2025 at 8:32am MDT