

## \$609,000 - 1003 Armitage Crescent, Edmonton

MLS® #E4439791

**\$609,000**

4 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Experience sun-drenched luxury in this 2,196 sqft two-story corner home in prestigious Ambleside at Windermere, featuring 9' ceilings, an open-concept living room with fireplace showcasing breathtaking parkland views, a gourmet kitchen with half-circle granite countertops and oversized island, 3 spacious bedrooms including a primary suite with walk-in closet and ensuite, a partially finished basement with extra bedroom and rec space, plus walkability to trails, Dr. Margaret-Ann Armour School, Cineplex Odeon, and easy access to the Henday and airport - the perfect blend of elegance, functionality, and family-friendly living!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4439791      |
| Price          | \$609,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,196         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1003 Armitage Crescent |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0H3                |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 56        |

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Listing information last updated on June 16th, 2025 at 11:02am MDT