

# \$419,900 - 7237 Armour Crescent, Edmonton

MLS® #E4466034

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,316 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this bright and inviting Ambleside home featuring a cozy, airy living room, granite kitchen countertops, and newly installed appliances including an over-the-range microwave and washer. Upstairs you will find 3 bedrooms, with a spacious primary bedroom that has a vaulted ceiling , and offers a luxurious retreat, while the unique open-concept backyard flows into a shared green space, perfect for kids to run and play freely. Just steps from the scenic walking trails, parks, and Dr. Margaret-Ann Armour School (K-9), and only minutes from the Currents of Windermere™s premier shopping and dining, this home delivers unmatched lifestyle convenience. With modern comforts, a family-friendly setting, and one of southwest Edmonton™s most desirable locations, this is an opportunity you don™t want to miss!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4466034  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,316         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7237 Armour Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2S1              |

### Amenities

|               |                                            |
|---------------|--------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Vaulted Ceiling |
| Parking       | Single Garage Attached                     |
| Is Waterfront | Yes                                        |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

Date Listed November 17th, 2025

Days on Market 1

Zoning Zone 56

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Listing information last updated on November 18th, 2025 at 4:47am MST