

## **\$424,999 - 7301 Armour Crescent, Edmonton**

---

MLS® #E4445130

**\$424,999**

3 Bedroom, 2.50 Bathroom, 1,269 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® #                      E4445130

Price                         \$424,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,269
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
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	12
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 July 11th, 2025 at 11:02pm MDT