

Courtesy Of Erin Holowach Of ComFree

\$549,999 - 2461 Austin Crescent, Edmonton

MLS® #E4413228

\$549,999

4 Bedroom, 3.50 Bathroom, 1,289 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

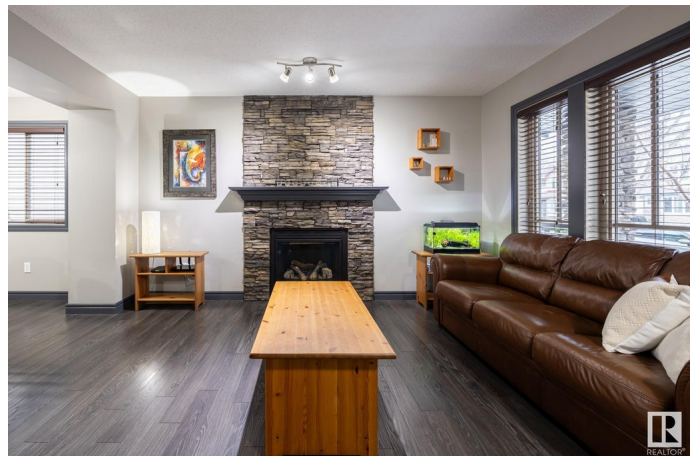
Luxurious oversized garage with in-slab heating, massive 10ft high overhead door, endless built-in storage & fully finished skylight lit 200 sq ft loft. Textured ceiling, barnwood accents, bountiful light makes for a bright & comfortable loft that's extremely versatile! Garage main floor boasts room for oversized work vehicle or car lift. Loft & oversize garage complement the home with endless uses. Practical & charming home with 1,900 sq ft living space + 200 sq ft garage loft. Excellence meets convenience on a relaxing, mature elm-lined crescent. Enjoy morning coffee on a sunny veranda & wine on the rear deck in the tranquility of well-landscaped yard.

Pacesetter-built open-concept with HRV, fireplace rock wall, tile entrances/main-upper bathrooms, spa-like jet tub, maple cabinets, pantry & fully finished basement. Highly desired community, walking distance to Currents of Windermere, parks, school & quick access to Henday & Terwillegar Drive. Great home - dream garage - excellent location!

Built in 2010

Essential Information

| | |
|----------|-----------|
| MLS® # | E4413228 |
| Price | \$549,999 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,289 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2461 Austin Crescent |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0L4 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, No Animal Home, Smart/Program. Thermostat, Skylight, Television Connection, Vinyl Windows, Workshop |
| Parking | Double Garage Detached, Heated, Insulated, Rear Drive Access |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Lot Description | 8.7 X 35 |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 9th, 2024 |
| Days on Market | 152 |
| Zoning | Zone 56 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 10th, 2025 at 12:17am MDT