

Courtesy Of Khu Wales and Jason E Shine Of Real Broker

## \$768,000 - 464 Ainslie Crescent, Edmonton

MLS® #E4426804

**\$768,000**

4 Bedroom, 3.50 Bathroom, 2,778 sqft  
Single Family on 0.00 Acres

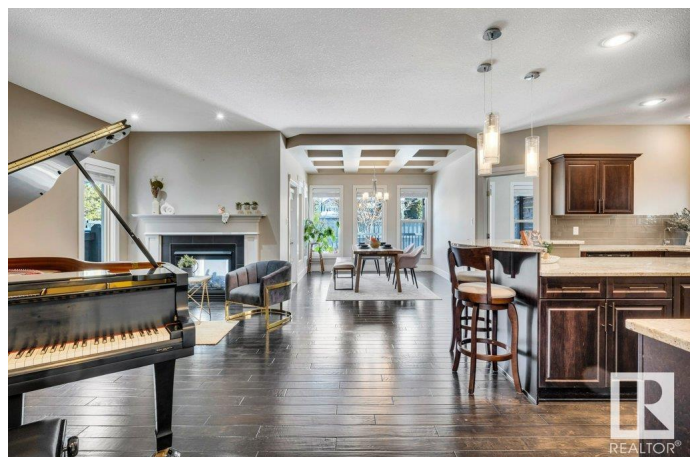
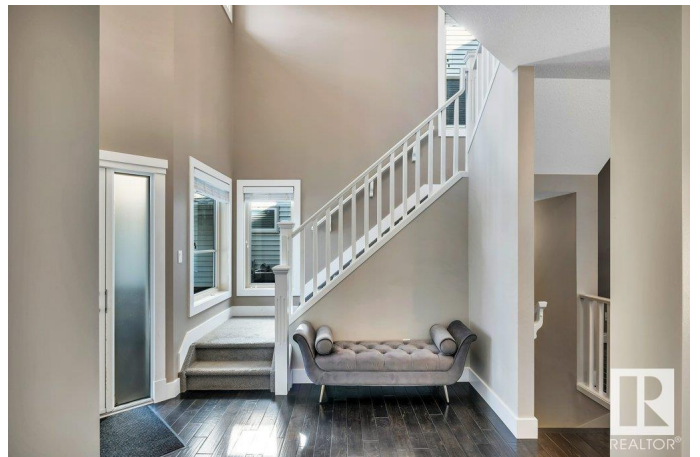
Ambleside, Edmonton, AB

Aspirational Abundance in Ambleside!  
Welcome to this stunning and meticulously maintained 4-bedroom home w/ generous and inviting spaces in sought-after Ambleside, known for its parks, top-rated schools, shopping, and easy Anthony Henday access. Tucked away in a quiet crescent, step into the grand foyer, leading to an open-concept living & dining area filled with natural light - perfect for entertaining. The gourmet kitchen features dark cabinetry, quartz countertops, a gas stove, and a walkthrough pantry. A main-floor office, laundry room, mudroom, and 2pc bath complete this level. Upstairs, enjoy a bright bonus room, a luxurious primary suite with a 5pc ensuite & walk-in closet, plus two more bedrooms and a full bath. The fully finished basement offers a huge family room, extra bedroom, and full bath. Outside, a landscaped yard with an oversized deck + fireplace is perfect for relaxing. Plus, central A/C keeps you comfortable year-round. Don't miss this incredible home!

Built in 2011

### Essential Information

MLS® #	E4426804
Price	\$768,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,778
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	464 Ainslie Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H8

### **Amenities**

Amenities	Air Conditioner, No Animal Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Margaret-Ann Armour

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 22

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

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Listing information last updated on April 12th, 2025 at 10:47am MDT