

## \$489,900 - 7218 Armour Crescent, Edmonton

MLS® #E4439001

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,349 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully upgraded 4-bedroom home in Ambleside with almost 2,000 sq ft of living space. The open-concept main floor is perfect for entertaining, featuring a stone-faced gas fireplace, spacious dining area, new Canadian quartz countertops, large island, and stainless steel appliances. New engineered hardwood floors are both stylish and easy to maintain—great for kids or pets. Upstairs, the generous primary bedroom offers a walk-in closet and 4-pce ensuite, plus two bright bedrooms and a 4-pce main bath. The fully finished basement includes 9-ft ceilings, a large family room, 4th bedroom, and full bath. Enjoy summer on the huge west-facing back deck! Additional highlights: double detached garage, main floor laundry, new on-demand hot water, central A/C, and 8 solar panels to help lower your energy bills. Quiet location, walking distance to K-9 DMAA school and quick access to Ellerslie Rd, Terwillegar Dr, and Anthony Henday.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439001  |
| Price     | \$489,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,349                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7218 Armour Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2N9              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, |

Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | DMAA School     |
| Middle     | DMAA School     |
| High       | Lillian Osborne |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 56        |

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Listing information last updated on July 7th, 2025 at 5:47am MDT