# \$596,800 - 475 Ainslie Crescent, Edmonton

MLS® #E4432950

#### \$596,800

4 Bedroom, 3.00 Bathroom, 2,135 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning family home nestled in the prestigious community of Ambleside! Offering nearly 3,000 sq ft of beautifully finished living space, this 4-bedroom, 4-bathroom home is perfect for growing or large families. The open-concept main floor features a spacious living room with a cozy fireplace, a separate dining nook, and convenient main floor laundry. Upstairs you'll find a bright bonus room over the garage, three generously sized bedrooms, and two full bathrooms. The fully finished basement offers even more space with a large recreation area, an additional bedroom, and additional bathroom â€" ideal for guests, teens, or extended family. Complete with a double attached garage, fully finished landscaping, and a fenced backyard â€" a safe and private space where the kids can play freely. Located just steps away from a vibrant shopping district, multiple schools, recreation facilities. and public transit.

Built in 2010

#### **Essential Information**

MLS® # E4432950 Price \$596,800

Bedrooms 4

Bathrooms 3.00







Full Baths 2 Half Baths 2

Square Footage 2,135 Acres 0.00 Year Built 2010

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 475 Ainslie Crescent

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0H7

#### **Amenities**

Amenities On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl

Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Const. Daniel Woodall

Middle Dr. Margaret Ann Armour

High Lillian Osborne School

### **Additional Information**

Date Listed April 25th, 2025

Days on Market 6

Zoning Zone 56

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Listing information last updated on May 1st, 2025 at 7:17pm MDT