# \$399,900 - 7331 Armour Crescent, Edmonton

MLS® #E4440381

### \$399,900

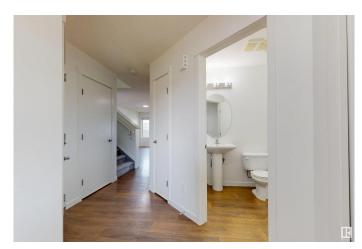
3 Bedroom, 2.50 Bathroom, 1,411 sqft Single Family on 0.00 Acres

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. This charming home offers all NEW PAINT, NEW CARPET and NEW LIGHT FIXTURES, ideal for first-time buyers, young families, or downsizers. Step inside to discover an open-concept main floor with a bright and spacious living room, a well-appointed kitchen with a corner pantry, a large island with eating bar, and ample cabinetry. The adjacent dining area flows seamlessly to the fully fenced backyard, perfect for BBQs. Upstairs, you'II find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and private 4 piece en-suite. An additional full bathroom completes the upper level. Additional highlights include: Attached single garage, Unfinished basement with potential for customization, a quiet, family-oriented street, steps to park, a short drive to Currents of Windermere and easy access to Henday Drive.







Built in 2014

# **Essential Information**

MLS® # E4440381 Price \$399,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,411

Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 7331 Armour Crescent

Area Edmonton
Subdivision Ambleside
City Edmonton

County ALBERTA

Province AB

Postal Code T6W 2S2

#### **Amenities**

Amenities No Smoking Home

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features No Back Lane, Playground Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 1st, 2025

Days on Market 13

Zoning Zone 56

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Listing information last updated on June 14th, 2025 at 12:02am MDT