

\$534,900 - 2465 Austin Crescent, Edmonton

MLS® #E4464871

\$534,900

4 Bedroom, 3.50 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Step into this beautifully renovated 4-bed/3.5-bath home offering 2,190sqft of finished living space. The main floor showcases a modern open-concept design with a stunning upgraded kitchen featuring sleek cabinetry, quartz countertops, and stainless steel appliances—perfect for entertaining or family gatherings. This home features a stunning fireplace that serves as a true centerpiece of the living space with a custom mantel and elegant tilework that blends warmth and sophistication. Upstairs, spacious bedrooms provide comfort and privacy, while the finished basement adds versatile space for a home gym, media room, or guest suite. Outside, enjoy the convenience of a detached garage with rear lane access & a large apron for ease. The landscaped yard with a composite deck as well as a large concrete patio is ideal for summer evenings. With thoughtful updates throughout and a layout that blends style and functionality, this home is move-in ready and waiting for its next chapter. Welcome HOME!!!

Built in 2008

Essential Information

MLS® # E4464871

Price \$534,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2465 Austin Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L4

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Smoking Home, Patio
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Shopping Nearby

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

Additional Information

Date Listed	November 5th, 2025
Days on Market	14
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 19th, 2025 at 4:17am MST