

## \$619,000 - 1003 Armitage Crescent, Edmonton

MLS® #E4439791

**\$619,000**

4 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Experience sun-drenched luxury in this 2,196 sqft two-story corner home in prestigious Ambleside at Windermere, featuring 9' ceilings, an open-concept living room with fireplace showcasing breathtaking parkland views, a gourmet kitchen with half-circle granite countertops and oversized island, 3 spacious bedrooms including a primary suite with walk-in closet and ensuite, a partially finished basement with extra bedroom and rec space, plus walkability to trails, Dr. Margaret-Ann Armour School, Cineplex Odeon, and easy access to the Henday and airport - the perfect blend of elegance, functionality, and family-friendly living!

Built in 2006

### Essential Information

MLS® #	E4439791
Price	\$619,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,196
Acres	0.00
Year Built	2006
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1003 Armitage Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H3

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 1st, 2025
Days on Market	6
Zoning	Zone 56

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 June 6th, 2025 at 10:17pm MDT