

## \$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'll 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                15

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 16th, 2025 at 1:02pm MDT