

\$539,900 - 7277 Armour Crescent, Edmonton

MLS® #E4443255

\$539,900

4 Bedroom, 3.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Bright & spacious half duplex in sought-after Ambleside! Offering 2,200+ sq.ft. of developed space including a finished basement, this 4 bed, 3.5 bath home sits on a sunny south-facing pie lot. The open main floor features a cozy living room with modern electric fireplace, dining area, and white kitchen with quartz counters, SS appliances (new stove), pantry, and access to a large backyard. Upstairs includes 2 bedrooms, 4-pc bath, laundry with new XL washer, plus a stunning primary with vaulted ceiling, walk-in closet & 3-pc ensuite. The finished basement offers 9' ceilings, spacious rec room, 4th bedroom, 4-pc bath & storage. Includes Hunter Douglas blinds throughout (blackouts in bedrooms), central A/C, fresh paint & premium security system. Quiet street walking distance to Dr. Margaret-Ann Armour K©9, Movati Athletic, and Tesoro Market. Quick access to Ellerslie Rd, Henday, Terwillegar Dr & Currents of Windermere. This move-in ready home has it all!

Built in 2016

Essential Information

MLS® # E4443255

Price \$539,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7277 Armour Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	June 19th, 2025
Days on Market	13
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 July 2nd, 2025 at 4:47am MDT