

## **\$578,800 - 475 Ainslie Crescent, Edmonton**

MLS® #E4442047

**\$578,800**

4 Bedroom, 3.00 Bathroom, 1,915 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning family home nestled in the prestigious community of Ambleside! Offering a total of over 2,330 sq ft of beautifully finished & NEWLY PAINTED living space, this 4-bedroom, 4-bathroom home is perfect for growing or large families. The open-concept main floor features a spacious living room with a cozy fireplace, ISLAND/ BREAKFAST, CHEF'S KITCHEN offering ample storage, WALK-IN PANTRY & convenient MAIN FLOOR LAUNDRY. Upstairs you'll find NEWLY INSTALLED CARPETS, bright BONUS ROOM over the garage, 3 generously sized bedrooms w/ a primary ensuite & 1 common bath! The FULLY FINISHED BASEMENT offers extra living space space a huge REC ROOM, 4TH BEDROOM & 2-pc bathroom â€” ideal for guests, teens, or extended family. Complete with a double attached garage, LOW MAINTENANCE LANDSCAPING & FULLY-FENCED BACKYARD â€” a safe and private space for the family. Excellent location! Just steps away from a vibrant shopping district, multiple schools, recreation facilities & public transit.

Built in 2010

### **Essential Information**

MLS® # E4442047

Price \$578,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,915                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 475 Ainslie Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0H7              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Const. Daniel Woodall   |
| Middle     | Dr. Margaret Ann Armour |
| High       | Lillian Osborne School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 56         |

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