Courtesy Of Dane Phaneuf Of Exp Realty

$445,000 - 7257 Armour Crescent, Edmonton

MLS® #E4462923

$445,000
3 Bedroom, 2.50 Bathroom, 1,389 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautiful duplex in sought-after Ambleside â€” with NO condo fees! Featuring 3 bedrooms, 2.5 bathrooms, water softener and CENTRAL air conditioning, this home offers comfort and convenience in every detail. The main floor boasts laminate and tile flooring, a bright kitchen with island, and a spacious living area that opens to a large south-facing deck and fully fenced, low-maintenance yard. Upstairs, discover 3 generous bedrooms, including a vaulted primary suite with a stunning walk-in closet and ensuite. The unfinished basement provides endless potential to develop to your taste. Additional highlights include a oversized single garage, and a fully landscaped lot. Close to shopping, schools, and trails â€” this Ambleside gem is move-in ready!

Built in 2014

Essential Information

MLS® #	E4462923
Price	$445,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.00

Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7257 Armour Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S1

Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	DR. MARGARET-ANN ARMOUR SC
Middle	DR. MARGARET-ANN ARMOUR SC
High	LILLIAN OSBOURNE H. SCHOOL

Additional Information

Date Listed	October 21st, 2025
Days on Market	31
Zoning	Zone 56

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Listing information last updated on November 20th, 2025 at 11:17pm MST