

Courtesy Of Kris Trajano Of RE/MAX River City

## **\$467,000 - 4073 Allan Crescent, Edmonton**

MLS® #E4425434

### **\$467,000**

3 Bedroom, 2.50 Bathroom, 1,510 sqft  
Single Family on 0.00 Acres

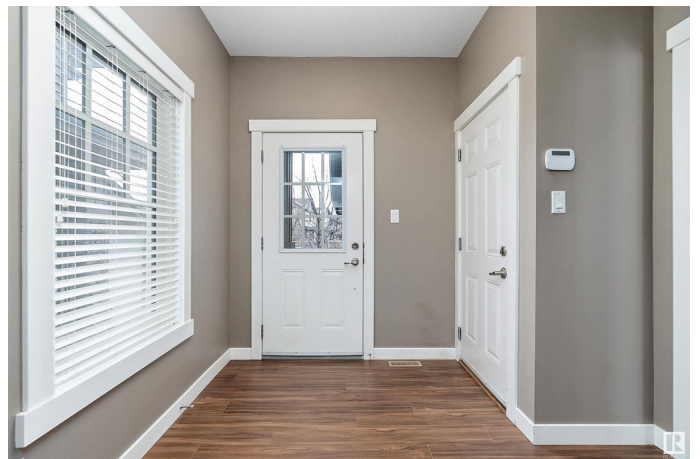
Ambleside, Edmonton, AB

Welcome home to this spacious duplex in the highly sought-after Ambleside community! Conveniently located near shops, entertainment, restaurants & schools, this 1,510 sf home offers much more than a humble abode! Upon entry, youâ€™re greeted by a walk-in coat closet before stepping into the bright open-concept living space. The U-shaped chef's kitchen provides ample counter space w/ S/S appliances, plenty of cupboard space & also incl a walk-in pantry behind a frosted glass door. Enjoy meals in the dining area overlooking the living room that features a warm, stone-surround F/P. The main floor's private 1/2 bath is finished w/ an accent wall of subway tile for a modern flair. Upstairs, youâ€™ll find two generously sized bdrms plus a spacious primary w/ a 4pc ensuite & walk-in closet. Also on the upper level, a 4pc main bath & stacked laundry closet. An unspoiled basement awaits your personal touch. This home also offers a dbl attached garage & fully fenced, landscaped yard. A move-in ready, must-see home!

Built in 2013

### **Essential Information**

MLS® #	E4425434
Price	\$467,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4073 Allan Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J9

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve,

	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      24

Zoning                 Zone 56

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Listing information last updated on April 6th, 2025 at 11:02am MDT