

## \$699,000 - 918 Armitage Court, Edmonton

MLS® #E4439074

**\$699,000**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Backing directly onto a green space and walking trails, this rarely available half duplex bungalow offers beautifully finished living space in one of Edmonton's most sought-after neighbourhoods. The sun-filled main floor is designed for both everyday living and entertaining. A spacious kitchen features steel appliances, a large eat at island with granite countertops, and pantry. The elegant open-concept living and dining areas enjoy peaceful park views. A spacious primary suite is complete with a 5-piece ensuite with soaker tub and stand-up shower, and a large walk-in closet. A sunny front office, convenient laundry and powder room complete the main floor. The fully finished walkout basement features, 2 more bedrooms, a flex room, family room, and direct access to a covered lower patio.

Located within walking distance to shops and restaurants in Currents of Windermere, and with HOA-managed snow removal and lawn care, this home offers the perfect blend of luxury and low maintenance lifestyle

Built in 2010

### Essential Information

MLS® # E4439074

Price \$699,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,416         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 918 Armitage Court |
| Area        | Edmonton           |
| Subdivision | Ambleside          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 0K6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 2:47pm MDT