

\$460,000 - 7273 Armour Cr, Edmonton

MLS® #E4455945

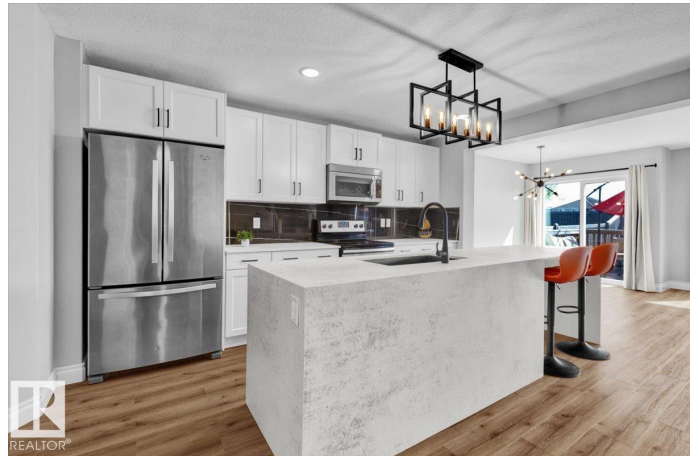
\$460,000

3 Bedroom, 2.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

No Condo Fees, No Neighbours behind you and walking distance to the Currents of Windermere; South Edmonton's Premier Shopping and Dining Destination. Nestled in a quiet, newer, SW Edmonton Community; Ambleside is a 20 minute direct drive to the Edmonton International Airport. The upgrades in this sprawling, 1,600 sqft Half Duplex Masterpiece will make your jaw drop; the term "high-end" pales in comparison to what the current owners have included. This dreamy kitchen boasts both a Porcelain Slab Backsplash and Dekton Kitchen Countertops, with a Breakfast Bar and Double Pantry. Haven't heard of Dekton?! It's a step up from a Granite or Quartz surface; staring in this case isn't rude, it's mandatory for something THIS uniquely beautiful! Marble is found in all Bathrooms; opulence abounds! With Vaulted Ceilings in the Primary Bedroom, A/C and 9 ft Basement Ceilings, this stunning Home demands an Owner who truly appreciates the finer things in life! A large, fenced-in yard makes this a GREAT Investment!



Built in 2015

Essential Information

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Price \$460,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7273 Armour Cr
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S1

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Single Garage Attached

Interior

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

Exterior

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

School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lilian Osborne

Additional Information

Date Listed	September 4th, 2025
Days on Market	18
Zoning	Zone 56

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