

## \$549,999 - 2461 Austin Crescent, Edmonton

MLS® #E4413228

**\$549,999**

4 Bedroom, 3.50 Bathroom, 1,289 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Luxurious oversized garage with in-slab heating, massive 10ft high overhead door, endless built-in storage & fully finished skylight lit 200 sq ft loft. Textured ceiling, barnwood accents, bountiful light makes for a bright & comfortable loft that's extremely versatile! Garage main floor boasts room for oversized work vehicle or car lift. Loft & oversize garage complement the home with endless uses. Practical & charming home with 1,900 sq ft living space + 200 sq ft garage loft. Excellence meets convenience on a relaxing, mature elm-lined crescent. Enjoy morning coffee on a sunny veranda & wine on the rear deck in the tranquility of well-landscaped yard.

Pacesetter-built open-concept with HRV, fireplace rock wall, tile entrances/main-upper bathrooms, spa-like jet tub, maple cabinets, pantry & fully finished basement. Highly desired community, walking distance to Currents of Windermere, parks, school & quick access to Henday & Terwillegar Drive. Great home - dream garage - excellent location!

Built in 2010

### Essential Information

MLS® #	E4413228
Price	\$549,999
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,289
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2461 Austin Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, No Animal Home, Smart/Program. Thermostat, Skylight, Television Connection, Vinyl Windows, Workshop
Parking	Double Garage Detached, Heated, Insulated, Rear Drive Access

### **Interior**

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Lot Description	8.7 X 35
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	November 9th, 2024
Days on Market	149
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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