



Edmonton Alberta

\$460,000

Enjoy family-friendly living in this 4-bed, 3.5-bath 2-storey home built by Homes by Avi, ideally situated just steps from Dr. Margaret-Ann Armour School--an exceptional location for growing families. Stay comfortable year-round AC. The inviting front porch creates wonderful curb appeal & a warm welcome as you step inside. The main floor features a functional, open-concept layout w/ rich brown cabinetry, SS appliances, & a spacious dining area overlooking the beautifully landscaped backyard. Upstairs, you'll find 3 generously sized bedrooms, including a comfortable primary retreat complete with a WIC & private 4pc ensuite. A second full bathroom serves the additional bedrooms, offering plenty of space for family or guests. The fully finished basement provides even more living space w/ a large recreation room, a 4th bedroom, a full 3pc bath featuring IN-FLOOR heating, a dedicated laundry area, & additional storage. Located in Ambleside close to schools, parks, walking trails, & everyday amenities! (id:6769)

Family room 4.44 m X 4.53 m

Bedroom 4 3.16 m X 3.19 m

Laundry room Measurements not available

Utility room 2.15 m X 2.69 m

Living room 4.71 m X 3.79 m

Dining room 3.65 m X 2.71 m

Kitchen 4.62 m X 3.45 m

Primary Bedroom 4.18 m X 3.81 m

Bedroom 2 3.31 m X 3.04 m

Bedroom 3 2.78 m X 3.03 m

Listing Presented By:



Originally Listed by:
Real Broker



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