

## **\$768,000 - 1076 Armitage Crescent, Edmonton**

MLS® #E4464628

**\$768,000**

5 Bedroom, 3.50 Bathroom, 2,454 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

**LOCATION, LOCATION, LOCATION !** This luxurious home in excellent community of AMBLESIDE, 2-storey with 2453 SQFT, fully-finished basement, total for 3+2 BDRM/3.5 ba, double attached garage, easy maintenance landscaping. Den at front on main floor, high ceiling in living room leads you to a large dining space and kitchen with spacious of ample cabinets, SS appliances, countertops, professional island with kitchen upgrades, large laundry w/washer, dryer and big pantry; 3 large BDRM , one master 5-pc en-suite and a 4-pc bath, a bonus room on second floor, two large bedrooms and a recreation center in the basement. Features as : spacious cabinets, professional chef kitchen, good-sized bedrooms/bath, triple-pane windows, open to above ceiling, lighting, Spindle Railings, whole hardwood/ceramic tiles on main floor, SS appliances, new installation of hot water tank etc. Very convenient for your daily operation, easily to access Anthony Henday, Whitemud, Yellowhead, Windermere Mall . Come and you won't miss it !

Built in 2012

### **Essential Information**

MLS® #                      E4464628

Price                        \$768,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,454                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1076 Armitage Crescent |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0K3                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached                               |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance |

|              |                                               |
|--------------|-----------------------------------------------|
|              | Landscape, Public Transportation, See Remarks |
| Roof         | Asphalt Shingles                              |
| Construction | Wood, Stone, Vinyl                            |
| Foundation   | Concrete Perimeter                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 56            |
| HOA Fees       | 200                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 9:02am MST