

## \$460,000 - 7273 Armour Cr, Edmonton

MLS® #E4455945

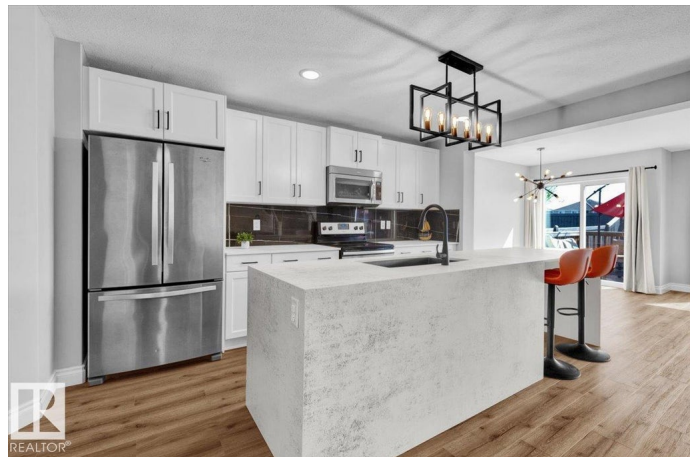
**\$460,000**

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

MLS® # E4455945

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	3
Zoning	Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 5:47pm MDT