

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

MLS® #E4455945

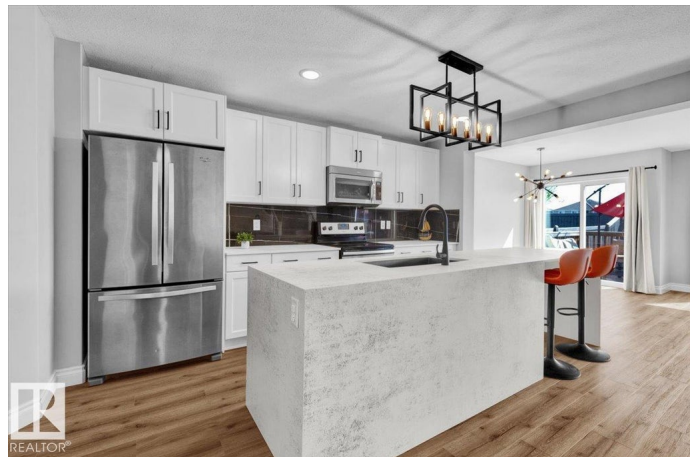
**\$460,000**

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 | 5                   |
| Zoning         | Zone 56             |

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Listing information last updated on September 8th, 2025 at 11:02pm MDT