

## \$812,700 - 478 Ainslie Crescent, Edmonton

MLS® #E4452012

**\$812,700**

5 Bedroom, 4.00 Bathroom, 2,723 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautifully upgraded two-storey in Ambleside offering over 2700 square feet above grade and a total of 3852 square feet of finished living space. This fully landscaped home features four full bathrooms including a luxurious steam shower with jet soaker tub, an oversized garage, and a fully finished basement with a large recreation room and fifth bedroom. The main floor showcases hardwood throughout, an open-concept kitchen with granite countertops and rich wood cabinetry, a separate office, and a built-in feature wall with extra storage. Upstairs you will find a spacious bonus room and three generous bedrooms including a primary suite with a spa-inspired ensuite. The home is equipped with a built-in, hardwired recessed speaker system and hardwired security cameras for added peace of mind. Enjoy mature trees, stonework landscaping, and outstanding curb appeal in a family-friendly community close to schools, parks, and all amenities.

Built in 2010

### Essential Information

MLS® # E4452012

Price \$812,700

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,723                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 478 Ainslie Crescent |
| Area        | Edmonton             |
| Subdivision | Ambleside            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0H7              |

### **Amenities**

|           |                         |
|-----------|-------------------------|
| Amenities | Ceiling 9 ft., Intercom |
| Parking   | Over Sized              |

### **Interior**

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Storage Shed, Stove-Electric, Washer - Energy Star, Stove-Induction |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                           |

### **Exterior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Recreation Use, Schools |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Fiber Cement                                                                                         |

Foundation                      Slab

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                4  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually

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