

## \$789,500 - 478 Ainslie Crescent, Edmonton

MLS® #E4452012

**\$789,500**

5 Bedroom, 4.00 Bathroom, 2,723 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to 478 Ainslie Crescent in Ambleside. This 5-bedroom, 4-bathroom home offers over 3,850 sq. ft. of finished living space designed for both comfort and lifestyle. The gourmet kitchen with granite counters and rich cabinetry opens to bright living areas, perfect for gatherings. Upstairs, a spacious bonus room provides flexibility for family time, while the spa-inspired ensuite with steam shower and jet soaker tub creates a private retreat. The finished basement expands your living options, and the oversized garage adds practicality. Outside, mature trees and professional landscaping provide lasting curb appeal. In the highly sought-after Ambleside neighbourhood, and steps away from Currents of Windermere Plaza, this home blends comfort, convenience & community. Meticulously maintained by the original owners, this home is in pristine condition. A MUST-SEE in person to truly appreciate the space.

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452012  |
| Price     | \$789,500 |
| 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   | Double Garage Attached, 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 | 35               |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on September 12th, 2025 at 3:32pm MDT