

## \$779,000 - 478 Ainslie Crescent, Edmonton

MLS® #E4459019

**\$779,000**

5 Bedroom, 4.00 Bathroom, 2,723 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Step inside and discover a home that feels larger with every glance. On the main floor, the open-to-below entrance welcomes you with natural light and volume. French doors open to a room of possibilities, and a nearby full washroom adds everyday convenience. The open concept kitchen, dining, and living area with granite counters and rich cabinetry brings everyone together, from breakfast at the island to weekend movies. Upstairs, youâ€™ll find 4 generous bedrooms, and a family room for quality time. The primary suite features a spa-inspired ensuite with a steam shower and jet soaker tub, creating a private retreat. The finished basement expands your options with a 5th bedroom and rec area, ideal for family nights, fitness, or extended stays. An oversized garage adds practicality, while outdoors, mature trees and landscaping boost curb appeal and the yard provides space for family, pets, and play. Steps to Currents of Windermere, this original-owner home is a must-see. Some photos virtually staged.

Built in 2010

### Essential Information

MLS® # E4459019

Price \$779,000

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                      September 23rd, 2025  
Days on Market                25  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually

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