

## \$699,000 - 918 Armitage Court, Edmonton

MLS® #E4439074

**\$699,000**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Backing directly onto a green space and walking trails, this rarely available half duplex bungalow offers beautifully finished living space in one of Edmonton's most sought-after neighbourhoods. The sun-filled main floor is designed for both everyday living and entertaining. A spacious kitchen features steel appliances, a large eat at island with granite countertops, and pantry. The elegant open-concept living and dining areas enjoy peaceful park views. A spacious primary suite is complete with a 5-piece ensuite with soaker tub and stand-up shower, and a large walk-in closet. A sunny front office, convenient laundry and powder room complete the main floor. The fully finished walkout basement features, 2 more bedrooms, a flex room, family room, and direct access to a covered lower patio.

Located within walking distance to shops and restaurants in Currents of Windermere, and with HOA-managed snow removal and lawn care, this home offers the perfect blend of luxury and low maintenance lifestyle

Built in 2010

### Essential Information

MLS® # E4439074

Price \$699,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	918 Armitage Court
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0K6

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	17
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

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