

\$449,900 - 4049 Allan Crescent, Edmonton

MLS® #E4466296

\$449,900

3 Bedroom, 3.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to 4049 Allan Crescent, a fully finished home in Southwest community of Ambleside. This home offers nearly 1,400 sq/ft of living space and boasts 3-bedroom, 3.5-bath across 3 fully completed levels. Hardwood floors, ceramic tile, well maintained carpet, fresh paint (2024), quartz countertops, and a modern electric fireplace are just a few of the upgrades that are sure to impress. The open main floor is bright and functional, with a kitchen designed for everyday living and entertaining. Upstairs you'll find three comfortable bedrooms, large laundry room and the primary with its own ensuite. The fully finished basement adds a versatile living area and an additional full bathroom—perfect for guests, a media room, or home office. Enjoy a private backyard that backs onto a walking path, providing extra space and no direct rear neighbours. Located in a family-friendly community and walking distance to parks, schools, and shopping, this move-in-ready home offers outstanding value.

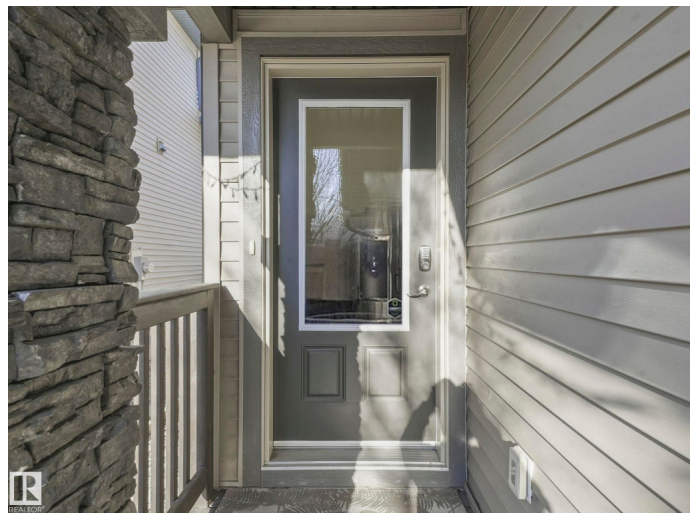
Built in 2015

Essential Information

MLS® # E4466296

Price \$449,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4049 Allan Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L2

Amenities

Amenities	Deck, No Smoking Home, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 20th, 2025

Zoning Zone 56

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