

## \$780,000 - 2504 Amerongen Crescent, Edmonton

MLS® #E4460757

**\$780,000**

6 Bedroom, 3.50 Bathroom, 2,267 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to 2504 Amerongen Crescent, a showhome condition corner lot home with 6 bedrooms and 3.5 bathrooms. Designed for comfort and style, it features a double front attached garage, central air conditioning, and a fully finished basement, adding two additional bedrooms. The main floor offers a den, a spice kitchen, and bright open living spaces, while upstairs you'll find a generous bonus room with custom built-ins. Being on a corner lot means plenty of windows throughout, filling the home with natural light. This lot and home can also accommodate a side entrance if you ever decide to build one in the future, offering added flexibility for potential suite options. Outside, enjoy a manicured yard backing onto a walking trail, with a park right across the street. Close to schools, shopping, public transit, and only 10 minutes to the airport, this home offers the perfect blend of space, convenience, and lifestyle.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460757  |
| Price      | \$780,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,267                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2504 Amerongen Crescent |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3C2                 |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Stone Facing, Wall Mount                                                                                                                                              |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                               |
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 32                |
| Zoning         | Zone 55           |

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Listing information last updated on November 4th, 2025 at 7:02pm MST