# \$499,000 - 2222 Austin Way, Edmonton

MLS® #E4449714

#### \$499,000

4 Bedroom, 3.50 Bathroom, 1,521 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

BEST VALUE IN AMBLESIDE, +1500 SQFT, 4 BED 3.5 BATH HOME WITH DOUBLE GARAGE, FENCED YARD WITH DECK & FINISHED BASEMENT PLUS A/C! Located just steps from Dr. Margaret-Ann Armour School and minutes drive to Currents at Windermere, Superstore, restaurants, and everything you need. The open-concept main floor features a spacious kitchen with pantry, dining area, and a cozy gas fireplace in the living room. Upstairs, the primary bedroom easily fits a king bed and includes a walk-in closet with built-in organizers and a 4-piece ensuite. Two more bedrooms and a full bath complete the upper level. The cherry on top? A fully finished basement with a 4th bedroom, another full bath, and rec spaceâ€"ideal for guests, a home office, or family movie nights. Out back, enjoy a low-maintenance yard, deck, and a double detached garage. Don't miss outâ€"this might be the paw-fect home for you!

Built in 2009

## **Essential Information**

MLS® # E4449714 Price \$499,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3







2222 AUSTIN WAY SW AMBLESIDE, EDMONTON Half Baths 1

Square Footage 1,521 Acres 0.00 Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 2222 Austin Way

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0L2

### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Closet Organizers,

Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, See

Remarks, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems,

Washer, TV Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert
Stories 3
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Paved Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Dr. Margaret-Ann Armour Sc

Middle Dr. Margaret-Ann Armour Sc

High Lillian Osborne School

#### **Additional Information**

Date Listed July 25th, 2025

Days on Market 2

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

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