

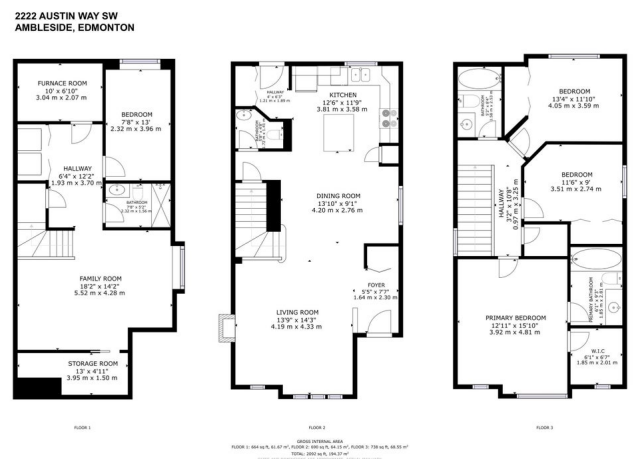
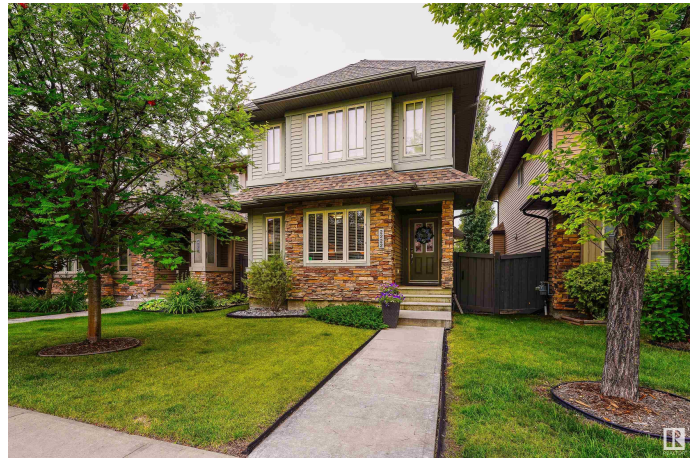
\$499,000

Ambleside, Edmonton, AB

Built in 2009

Essential Information

MLS® #	E4449714
Price	\$499,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



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
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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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Listing information last updated on July 27th, 2025 at 1:47am MDT