

\$469,999 - 2216 Austin Way, Edmonton

MLS® #E4445887

\$469,999

2 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this well-maintained 1574 sq ft home in the heart of Ambleside! Featuring a 20x20 detached double garage, this property blends comfort & convenience. The main floor offers a spacious living room with a cozy gas fireplace, bright kitchen with white cabinets, large dining area, convenient main-floor laundry as well an office/den. Upstairs you'll find a primary suite with a 4-piece ensuite & walk-in closet, plus another good-sized bedroom & 4-piece bathroom. The basement is untouchedâ€”ready for your vision! Enjoy the fully fenced & beautifully landscaped yard, complete with a deck & privacy screen. Close to schools, shopping, transit, golf & moreâ€”this one is a must-see!

Built in 2009

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445887 |
| Price | \$469,999 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,574 |
| Acres | 0.00 |
| Year Built | 2009 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2216 Austin Way |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0L2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, HRV System |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 56 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 5th, 2025 at 7:47am MDT