

## \$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	3
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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