

## \$489,900 - 2216 Austin Way, Edmonton

MLS® #E4433615

**\$489,900**

2 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

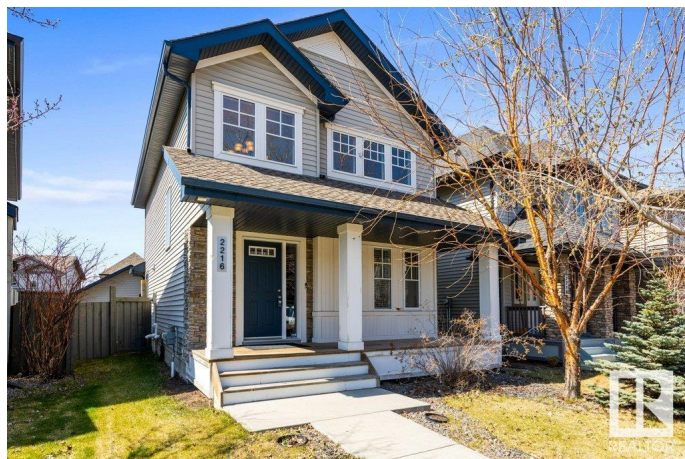
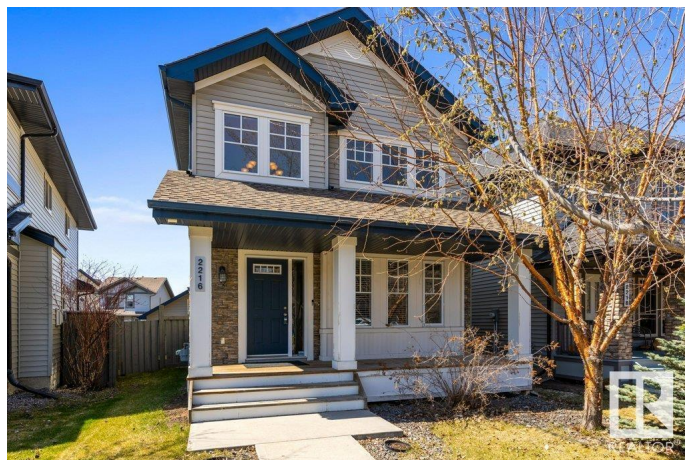
Ambleside, Edmonton, AB

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® #         | E4433615  |
| Price          | \$489,900 |
| 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    | May 1st, 2025 |
| Days on Market | 34            |
| Zoning         | Zone 56       |
| HOA Fees       | 150           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on June 4th, 2025 at 4:02am MDT