

## \$450,000 - 2275 Austin Way, Edmonton

MLS® #E4428991

### \$450,000

3 Bedroom, 2.50 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Luxury living meets everyday comfort in Ambleside with this impeccably maintained, showhome-quality half duplex. From the moment you step through the grand upgraded double doors, you'll notice the refined finishes and thoughtful design that set this home apart. The open-concept main floor impresses with soaring 9' ceilings, sleek easy-care laminate flooring, and a striking modern fireplace that anchors the elegant living space. The kitchen is a true standout, featuring white cabinetry, stainless steel appliances, corner pantry, and contemporary lighting. The adjacent dining area flows to the landscaped backyard and deck, overlooking a greenspace and walking path. Upstairs, natural light pours through expansive windows into a versatile bonus room and a office/den area. The primary suite offers an ensuite and walk in closet. Additional features include central air conditioning, upgraded door hardware, built in vacuum and custom window coverings. This is modern luxury living with an attainable price tag!

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428991  |
| Price  | \$450,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,636         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2275 Austin Way |
| Area        | Edmonton        |
| Subdivision | Ambleside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0L3         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Distiller, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lilian Osborne          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 6th, 2025 at 9:02am MDT