

## \$559,000 - 2228 Austin Way, Edmonton

MLS® #E4435129

**\$559,000**

6 Bedroom, 4.00 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this immaculate home in the heart of Ambleside, offering approx. 2,500 sq ft of total living space. This well-maintained gem features 6 bedrooms and 4 full bathrooms, including a main floor bedroom and full bath—perfect for guests or multi-generational living. Enjoy a spacious open-concept layout, freshly painted exterior, and a fully legal 2-bedroom basement suite with separate entrance, ideal for rental income. Outside, you'll find a double detached garage and a landscaped yard. Located steps from a school and park, and just minutes from Currents of Windermere shopping centre, this home truly has it all—space, style, and unbeatable convenience.

Built in 2009

### Essential Information

MLS® #	E4435129
Price	\$559,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,729
Acres	0.00
Year Built	2009
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2228 Austin Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L2

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, 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

### Additional Information

Date Listed May 8th, 2025

Days on Market 70

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 1:33pm MDT