

## \$589,000 - 2228 Austin Way, Edmonton

MLS® #E4435129

**\$589,000**

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          | \$589,000     |
| 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 40

Zoning Zone 56

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Listing information last updated on June 17th, 2025 at 12:02am MDT