

## \$580,000 - 1342 Ainslie Wynd, Edmonton

MLS® #E4441399

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

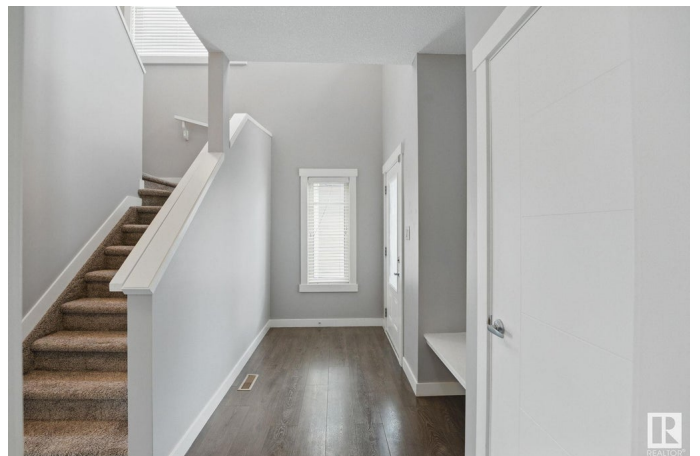
Welcome to 1342 Ainslie Wynd- Offering 1,615 sq/ft above grade and a total of 2417 sq/ft of developed living space. With 4 bedrooms, 3 and a half bathrooms, including a fully legalized 1 bedroom basement suite, this property combines function and comfort. Upstairs we find 3 bedrooms, everyone can stretch out and enjoy their own space. The primary bedroom offering a 4 piece ensuite and a second 4 piece bathroom on this level is thoughtfully laid out, with the two secondary bedrooms just down the hall. On the main floor the updated kitchen, complete with stainless steel appliances and a large pantry, generously opens to the living areas. Outside, the fully fenced and landscaped backyard provides a perfect space for outdoor gatherings, while a double front-attached garage adds to the versatility of the home. Downstairs we find the legal 1 bedroom basement suite, thoughtfully laid out and fully self-contained to be used as a mortgage helper or an extension of the family home when friends come to call.

Built in 2015

### Essential Information

MLS® # E4441399

Price \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,616                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1342 Ainslie Wynd |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 3G1           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 3                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | No Back Lane       |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 56        |

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Listing information last updated on June 16th, 2025 at 9:02am MDT