

## \$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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