

## \$669,000 - 1214 Ainslie Way, Edmonton

MLS® #E4455674

**\$669,000**

4 Bedroom, 3.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

**IMMACULATE! IN PRISTINE CONDITION**

2,262 sq. ft. home in prestigious

AMBLESIDE—Better than New! Featuring 4

Bedrooms, 4 Bathrooms, Central A/C, double

attached garage, and a Fully Finished

Basement with in-floor heating in utility room.

Renovated top to bottom: new landscaping,

granite countertops, soft-close cabinets,

lighting, carpet, faucets, and fresh paint. Main

floor offers a welcoming foyer, cozy living room

with gas fireplace, gourmet kitchen with large

granite island and walkthrough pantry, plus

dining area overlooking the deck. Upstairs

includes a spacious primary suite with ensuite,

2 additional bedrooms, bonus room, laundry,

and 2nd full bath. Basement adds a 4th

bedroom and full bath. Prime location near

Windermere Shopping Centre, ETS, schools,

and amenities. This home blends luxury,

comfort, and convenience—seeing is

believing!

Built in 2009

### Essential Information

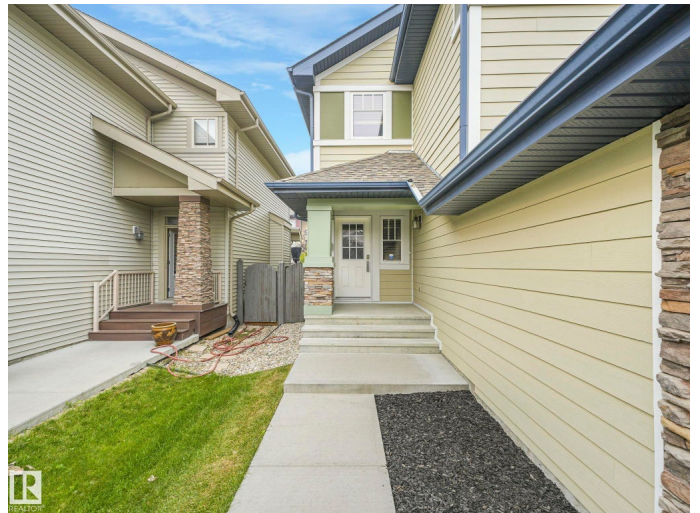
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Price \$669,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,262                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1214 Ainslie Way |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0H7          |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Attached                                                                         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                                    |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl, Hardie Board Siding  |
| Foundation   | Concrete Perimeter                       |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Margaret-Ann Armour School |
| High       | Lillian Osborne            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 56             |
| HOA Fees       | 100                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 17th, 2025 at 8:47am MDT