

## **\$499,900 - 2121 Austin Link, Edmonton**

MLS® #E4444851

**\$499,900**

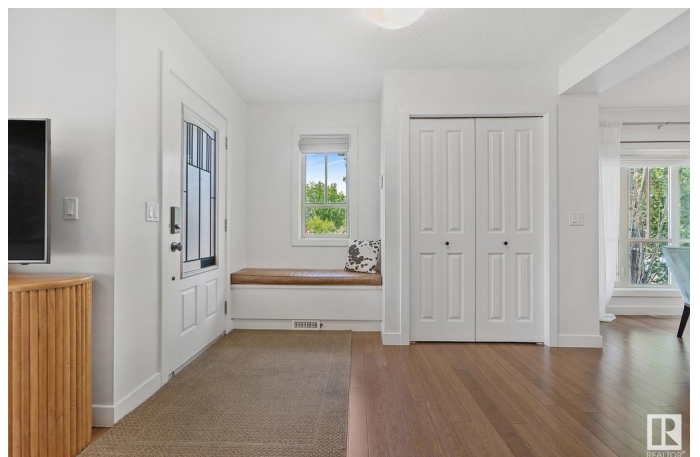
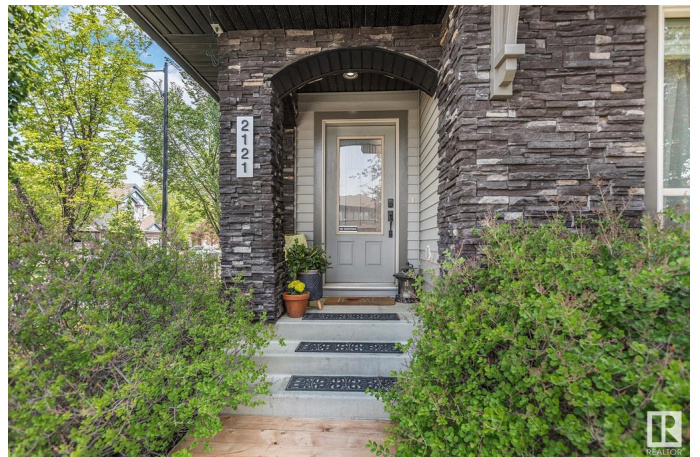
3 Bedroom, 3.50 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

### **DESIGNED WITH DISTINCTION!**

**UPGRADES GALORE!** Stylish half duplex located in the heart of Ambleside close to shopping, amenities, restaurants & minutes to the Windermere Golf & Country Club. Contemporary kitchen boasts chic modern cabinetry spanning to the ceiling, stainless appliances including induction stove, peninsula w/seating & adjacent eating area w/TONS of natural light. Convenient two sided gas fireplace creates an ambient dining experience while offering a cozy atmosphere in the living room. Upstairs houses 3 bedrooms including a spacious master w/walk-in, built-in California closets & 4pce ensuite. Two additional bedrooms & 4pce main bath complete this level. Basement is finished w/spacious family room, WETBAR, workout/flex space & luxurious 3pce bath w/STEAM SHOWER. Featuring A/C, custom Hunter Douglas window coverings, speakers, built-in benches & desk area, double detached garage plus beautifully landscaped yard w/stone patio & colourful perennials. A place you will be proud to call home!



Built in 2009

### **Essential Information**

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Price \$499,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2121 Austin Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L5

### Amenities

Amenities	No Smoking Home, Patio, Vinyl Windows, Wet Bar
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	3
Zoning	Zone 56

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Listing information last updated on June 30th, 2025 at 9:17am MDT