

## \$469,999 - 2216 Austin Way, Edmonton

MLS® #E4445887

**\$469,999**

2 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this well-maintained 1574 sq ft home in the heart of Ambleside! Featuring a 20x20 detached double garage, this property blends comfort & convenience. The main floor offers a spacious living room with a cozy gas fireplace, bright kitchen with white cabinets, large dining area, convenient main-floor laundry as well an office/den. Upstairs you'll find a primary suite with a 4-piece ensuite & walk-in closet, plus another good-sized bedroom & 4-piece bathroom. The basement is untouchedâ€”ready for your vision! Enjoy the fully fenced & beautifully landscaped yard, complete with a deck & privacy screen. Close to schools, shopping, transit, golf & moreâ€”this one is a must-see!

Built in 2009

### Essential Information

MLS® #	E4445887
Price	\$469,999
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2009



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2216 Austin Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L2

### Amenities

Amenities	Deck, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	17
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 6:02am MDT