

\$425,000 - 2209 Austin Wy Sw, Edmonton

MLS® #E4459570

\$425,000

3 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.06 Acres

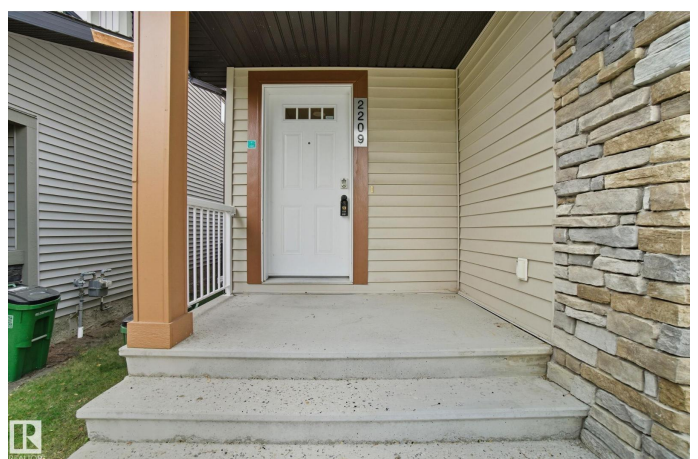
Ambleside, Edmonton, Alberta

Welcome to this charming half duplex in Ambleside, perfectly located just steps from Dr. Margaret-Ann Armour School—ideal for young families! This 2-storey home features 3 bedrooms, 2.5 baths, and an attached single garage. Freshly painted with brand-new flooring, it's move-in ready and has no condo fees. The spacious backyard backs onto scenic walking trails, creating a private space for kids to play or family BBQs. Inside, enjoy cozy evenings by the fireplace in the bright, open living room. The unfinished basement offers endless possibilities to design the perfect playroom, gym, or family retreat. Situated in the heart of Windermere, you're within walking distance to top amenities including shopping, groceries, banks, medical services, restaurants, and even the movie theatre. This low-maintenance home combines comfort, convenience, and community living—all that's missing is you! (id:6289)

Built in 2010

Essential Information

Listing #	E4459570
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,507



Acres	0.06
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2209 Austin Wy Sw
Subdivision	Ambleside
City	Edmonton
Province	Alberta
Postal Code	T6W0L2

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill, Vinyl Windows
Features	Flat site, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Listing Details

Listing Office	Exp Realty
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