

\$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

MLS® # E4455674

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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