

## \$637,200 - 1214 Ainslie Way, Edmonton

MLS® #E4461276

**\$637,200**

4 Bedroom, 3.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

**ELEGANT ! IN PRISTINE CONDITION** offering 2,262 sq. ft. of luxurious living in prestigious AMBLESIDEâ€”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 & washroom. Renovated top to bottom: new landscaping, Granite countertops throughout, 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, spacious 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. So close to all amenities, literally everything is on walking distance. Seeing is Believing!

Built in 2009

### Essential Information

MLS® # E4461276

Price \$637,200

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        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, 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, See Remarks |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding                                                                          |
| Foundation        | Concrete Perimeter                                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 56           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 30th, 2025 at 2:02am MDT