

## \$429,900 - 2219 Austin Way, Edmonton

MLS® #E4460532

### \$429,900

3 Bedroom, 3.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Stylish and spacious! This beautiful 2-storey half duplex in sought-after Ambleside offers the perfect blend of comfort and convenience. The bright, open kitchen features plenty of cabinets and counter space, ideal for cooking and entertaining. With 3 bedrooms, 3.5 bathrooms, and a professionally finished basement complete with a family room, 3-pc bath, and storage, there's room for everyone. Enjoy the comfort of central air conditioning on warm summer nights, or relax in the fully fenced and landscaped backyard—perfect for kids, pets, or BBQs. Plus, the single attached garage adds everyday convenience. Move-in ready and loaded with value, this is the perfect place to call home. Show & sell!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460532  |
| Price          | \$429,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,340     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2009          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2219 Austin Way |
| Area        | Edmonton        |
| Subdivision | Ambleside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0L2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                             |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 8                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 56  |
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |

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Listing information last updated on October 10th, 2025 at 9:33am MDT