

## \$639,000 - 1214 Ainslie Way, Edmonton

MLS® #E4455674

**\$639,000**

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 &

washroom and 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

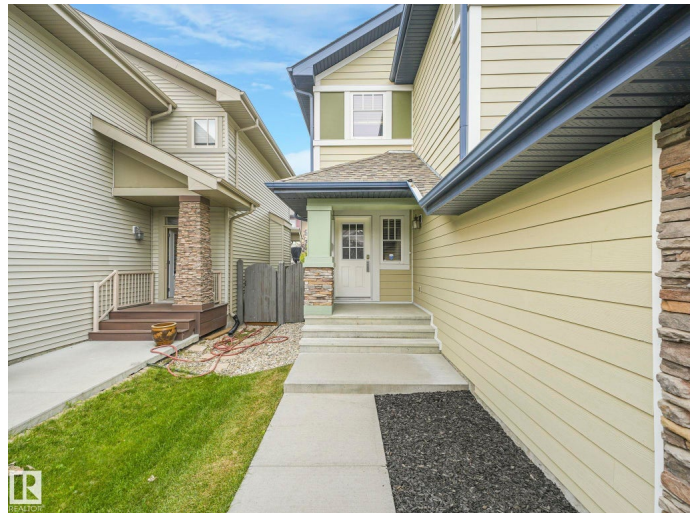
### Essential Information

MLS® # E4455674

Price \$639,000

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 | 33                  |
| Zoning         | Zone 56             |
| HOA Fees       | 100                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 5th, 2025 at 12:17am MDT