

\$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

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 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 convenienceâ€”seeing is

believing!

Built in 2009

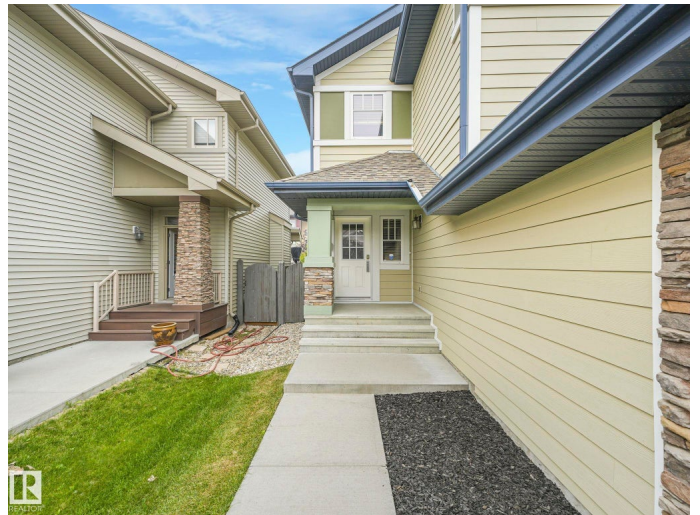
Essential Information

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	20
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 22nd, 2025 at 10:32am MDT