

Courtesy Of Jack Billingsley Of 2% Realty Pro

## **\$369,999 - 2275 Austin Way Sw, Edmonton**

MLS® #E4225216

### **\$369,999**

3 Bedroom, 3.00 Bathroom, 1,473 sqft  
Single Family on 0 Acres

Ambleside, Edmonton, AB

Like new, amazing half duplex in the prestigious Ambleside. The caring original owners have kept the property and home pristine. The home features 3 bedrooms, 3 bathrooms, single garage attached, landscaped features in both the front and back yard, bonus room, relaxing deck space, air conditioning, double front doors and much more. Wide hallways lead to the open concept bright living area, kitchen and dining area where you will notice the gas fireplace, modern light fixtures, laminate flooring, white cabinets, corner pantry, and recently upgraded extra deep kitchen sink. Lots of windows with custom treatments throughout let the natural light shine. Upstairs features a beautiful naturally lit bonus room with study. There you will also have the main bathroom, master bedroom with ensuite, built-in wardrobe, walk-through closet, and 2 more good sized bedrooms. The Basement awaits your personal touch. The property backs onto a scenic walking trail, and is very close to the best parks, schools, shopping.

Built in 2008

### **Essential Information**

MLS® # E4225216

Price \$369,999



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.07
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### Community Information

Address	2275 Austin Way Sw
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L3

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Laundry-In-Suite, No Animal Home, No Smoking Home, Programmable Thermostat, Vinyl Windows
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior	Carpet, Laminate Flooring
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Water Softener, Air Conditioning-Central, Garage Control, Garage Opener
Heating	Forced Air-1
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
Fireplaces	Gas, Direct Vent
# of Stories	2

## **Exterior**

Exterior	Stone, Vinyl
Exterior Features	Schools, Shopping Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## **School Information**

Elementary	Dr. Margaret -Ann Armour
Middle	Dr. Margaret -Ann Armour
High	Harry Ainley School

Listing information last updated on April 19th, 2021 at 4:17pm MDT