

## \$419,900 - 2253 Austin Way, Edmonton

MLS® #E4434660

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

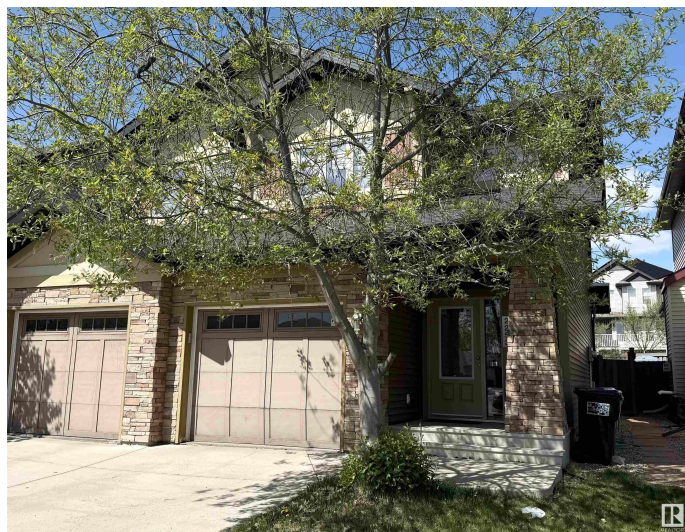
Ambleside, Edmonton, AB

NO CONDO FEES in this spacious half duplex. Walking distance to schools & quiet location. Back onto the walking trail. Main floor boasts an inviting foyer. Entertaining or relaxing in the living room with a gas fireplace. Kitchen has maple cabinets with eating bar. Bright dining area with patio door on to the deck & private huge fenced back yard. Upstairs features a huge master bedroom with 4 piece ensuite. Two more bedrooms & the main bath. Close to all your amenities including play ground, shopping, restaurants, schools, public transportation, walking trails, WINDERMERE shopping and TERWILLEGAR REC CENTRE. Easy access to Anthony Henday.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434660  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,338     |
| Acres          | 0.00      |
| Year Built     | 2010      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2253 Austin Way |
| Area        | Edmonton        |
| Subdivision | Ambleside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0L2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 44            |
| Zoning         | Zone 56       |
| HOA Fees       | 50            |

HOA Fees Freq.     Annually

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Listing information last updated on June 17th, 2025 at 3:47am MDT