

Courtesy Of Michelle A Plach Of HonestDoor Inc

## \$849,900 - 1401 Ainslie Wynd, Edmonton

MLS® #E4388900

**\$849,900**

4 Bedroom, 2.50 Bathroom, 3,068 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Available for immediate possession, this newly-built single family home located in Southwest Edmonton's Ambleside neighbourhood is surrounded by parks, ponds, and trails all within walking distance to schools and amenities. With cool grain finishes and bold accents throughout the home, you can find a custom kitchen layout with a cabinet hood fan, built-in microwave, full-height backsplash tile, and a modern bras faucet. This 3,068 sq.ft. home is equipped with wide vinyl plank flooring throughout the main floor, 42" electric fireplace on a feature paint wall in the great room, contemporary matte black plumbing fixtures and quartz countertop throughout, and an upgraded primary ensuite with herringbone tiled shower enclosure and free-standing apron tub with surrounding floor tile. Enjoy a short drive to nearby essential services and resources, perfect for any lifestyle. Some photos may be virtually staged.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4388900  |
| Price      | \$849,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 3,068                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1401 Ainslie Wynd |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2L9           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed May 23rd, 2024

Days on Market 293

Zoning Zone 56

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 March 12th, 2025 at 7:02pm MDT