

## \$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	47
Zoning	Zone 56
HOA Fees	50

HOA Fees Freq.     Annually

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