

## **\$400,000 - 2145 Austin Link Link, Edmonton**

MLS® #E4437951

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This is the Nicest, Cleanest starter home the SW has to offer! Offering 3 BED 1.5 BATHS and 1,310ft<sup>2</sup> of perfectly layed out space with NO Condo Fees & A DOUBLE HEATED Garage. From the Outstanding Curb Appeal (w/Covered Front Verandah) to the Interior Finishings (Hardwood, Tile, Quartz, premium lighting & MORE) this home was Designed & Crafted differently. The OPEN concept main floor boasts a Large Living room & Gourmet Kitchen with updated stainless steel appliances, Pantry, Custom backsplash & Stunning White Full Height cabinets with Darker Island. Upstairs, you'll find 3 large bedrooms, including the generously sized Primary Suite with walk-in closet. The Basement is already framed (w/electrical) and offers a perfect set up for your completion (w/ Rec Room & Full Bath). The backyard is your perfect Oasis. Situated in sought-after Ambleside, this home is steps away from Schools, Currents Shopping Complex, Anthony Henday and ALL Amenities. This home is truly one of a kind. Pride of Ownership lives here!!

Built in 2010

### **Essential Information**

MLS® # E4437951

Price \$400,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,311
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2145 Austin Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L1

### Amenities

Amenities	Off Street Parking, On Street Parking, Crawl Space, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

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