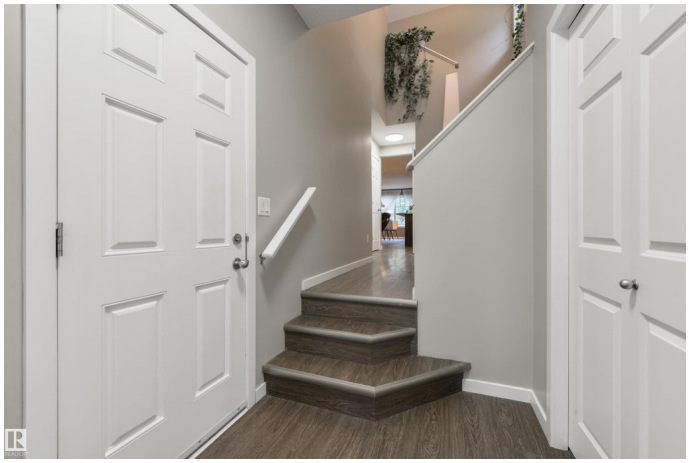
Courtesy Of Marc S Wener Of RE/MAX Excellence

# $429,900 - 2219 Austin Way, Edmonton

MLS® #E4460532

**$429,900**
3 Bedroom, 3.50 Bathroom, 1,340 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB



Stylish and spacious! This beautiful 2-storey half duplex in sought-after Ambleside offers the perfect blend of comfort and convenience. The bright, open kitchen features plenty of cabinets and counter space, ideal for cooking and entertaining. With 3 bedrooms, 3.5 bathrooms, and a professionally finished basement complete with a family room, 3-pc bath, and storage, thereâ€™s room for everyone. Enjoy the comfort of central air conditioning on warm summer nights, or relax in the fully fenced and landscaped backyardâ€”perfect for kids, pets, or BBQs. Plus, the single attached garage adds everyday convenience. Move-in ready and loaded with value, this is the perfect place to call home. Show & sell!

Built in 2009

## Essential Information

| | |
|---|---|
| MLS® # | E4460532 |
| Price | $429,900 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,340 |
| Acres | 0.00 |

| | |
|---|---|
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 2219 Austin Way |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0L2 |

## Amenities

| | |
|---|---|
| Amenities | Air Conditioner, Deck |
| Parking | Single Garage Attached |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | October 2nd, 2025 |
| Days on Market | 8 |

| | |
|---|---|
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |

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Listing information last updated on October 10th, 2025 at 12:47pm MDT