

## \$599,000 - 1221 Ainslie Way, Edmonton

MLS® #E4451589

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,025 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

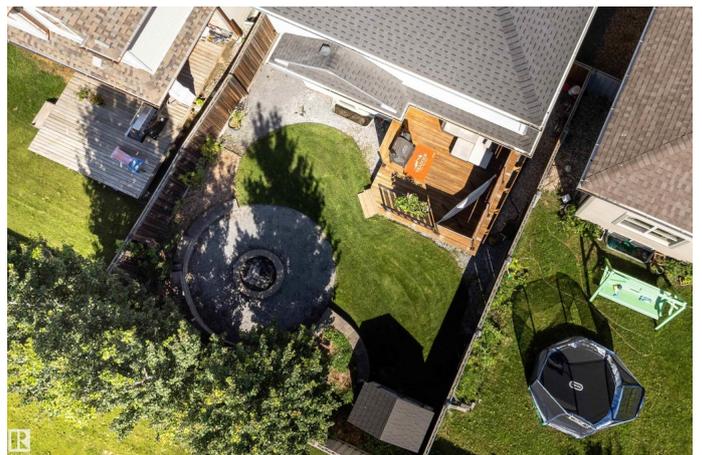
Tucked on a quiet street yet steps away from the Currents of Windermere, parks, and schools, this stylish home impresses inside and out! New door, durable Hardie board and stone add curb appeal, while the open-to-above foyer and front flex room create a welcoming vibe. Hardwood flows to a sunlit Great Room with views of the south-facing yard. The elegant kitchen features granite counters, tall cabinets, stainless appliances, corner pantry, and an island with breakfast bar. Enjoy meals in the spacious dinette or step out to the private deck with firepit, shed, and trees for privacy. Upstairs offers new carpet and underlay and a bright Loft Bonus Room. You will enjoy the roomy Primary Suite with full ensuite and walk-in closet. There's two more bedrooms, and a 4pc bath to complete this level. The A/C for hot days, large windows, upgraded HWT, light fixtures, and dishwasher, plus a main floor mudroom with laundry and finished garage complete the package. Move-in ready and walkable—this one has it all!

Built in 2010

### Essential Information

MLS® # E4451589

Price \$599,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,025
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1221 Ainslie Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H7

### **Amenities**

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on August 8th, 2025 at 10:17am MDT