

## \$425,000 - 2209 Austin Way, Edmonton

MLS® #E4459570

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this charming half duplex in Ambleside, perfectly located just steps from Dr. Margaret-Ann Armour School—ideal for young families! This 2-storey home features 3 bedrooms, 2.5 baths, and an attached single garage. Freshly painted with brand-new flooring, it's move-in ready and has no condo fees. The spacious backyard backs onto scenic walking trails, creating a private space for kids to play or family BBQs. Inside, enjoy cozy evenings by the fireplace in the bright, open living room. The unfinished basement offers endless possibilities to design the perfect playroom, gym, or family retreat. Situated in the heart of Windermere, you're within walking distance to top amenities including shopping, groceries, banks, medical services, restaurants, and even the movie theatre. This low-maintenance home combines comfort, convenience, and community living—all that's missing is you!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459570  |
| Price     | \$425,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,507         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2209 Austin Way |
| Area        | Edmonton        |
| Subdivision | Ambleside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0L2         |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                               |
| Parking        | Single Garage Attached                                                                                          |

### Interior

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

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 56              |
| HOA Fees       | 50                   |
| HOA Fees Freq. | Annually             |

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Listing information last updated on November 10th, 2025 at 6:17pm MST