

\$425,000 - 2209 Austin Way, Edmonton

MLS® #E4459570

\$425,000

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

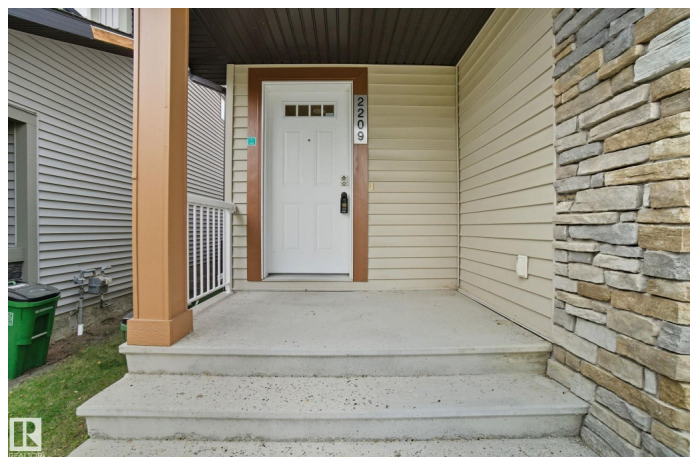
Ambleside, Edmonton, AB

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	15
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 9th, 2025 at 11:32pm MDT