

\$588,000 - 2228 Austin Way, Edmonton

MLS® #E4435129

\$588,000

6 Bedroom, 4.00 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this immaculate home in the heart of Ambleside, offering approx. 2,500 sq ft of total living space. This well-maintained gem features 6 bedrooms and 4 full bathrooms, including a main floor bedroom and full bath—perfect for guests or multi-generational living. Enjoy a spacious open-concept layout, freshly painted exterior, and a fully legal 2-bedroom basement suite with separate entrance, ideal for rental income. Outside, you'll find a double detached garage and a landscaped yard. Located steps from a school and park, and just minutes from Currents of Windermere shopping centre, this home truly has it all—space, style, and unbeatable convenience.

Built in 2009

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4435129 |
| Price | \$588,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,729 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2228 Austin Way |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0L2 |

Amenities

| | |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle | Dr. Margaret-Ann Armour |

Additional Information

Date Listed May 8th, 2025

Days on Market 58

Zoning Zone 56

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 July 5th, 2025 at 1:17pm MDT