

\$419,900 - 2219 Austin Way, Edmonton

MLS® #E4460532

\$419,900

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 FULLY 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	\$419,900
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	33

Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

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