

## \$869,900 - 1365 Ainslie Wynd, Edmonton

MLS® #E4411715

**\$869,900**

4 Bedroom, 2.50 Bathroom, 3,111 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Discover 1365 Ainslie Wynd SW, a spacious 4 bed, 2.5 bath single family home offering over 3,000 sq. ft. of modern living space and \$14,000+ in included upgrades. This beautifully designed home features a custom kitchen with a cabinet hood fan, built-in microwave, full-height backsplash, island eating bar, and a Kohler matte black faucet. Cool, bright tones flow throughout the home, complemented by a 42" electric fireplace in the great room. The main floor includes a versatile den, ideal for a home office or extra space, plus a walk-out deck perfect for you to enjoy your morning coffee. The upgraded primary ensuite offers a drop-in soaker tub, black barn-style shower door, custom-built vanity, and quartz backsplash. Located in the established Ambleside community, surrounded by parks, trails, and schools, this home is just a short drive to the Currents at Windermere, Riverbend, and Terwillegar. Ready for Immediate Possession, this roomy home offers the perfect blend of style and convenience.

Built in 2024

### Essential Information

MLS® # E4411715

Price \$869,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,111
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1365 Ainslie Wynd
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 25th, 2024
Days on Market	161
Zoning	Zone 56
HOA Fees	100
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 April 4th, 2025 at 5:32pm MDT