

## \$869,000 - 230 Ambleside Drive, Edmonton

MLS® #E4429450

**\$869,000**

4 Bedroom, 2.50 Bathroom, 1,882 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

LIVE YOUR BEST LIFE in this WALKOUT BUNGALOW HALF DUPLEX BACKING THE POND! Absolutely PRIME location in the Cascades of Ambleside built by Ace Lange Homes, and the LARGEST floor plan in the complex. Offering 10 foot ceilings, 8 ft doors, rich woods, stone accents, spacious rooms, large windows, walk-through pantry and a total of 4 bedrooms. The main floor is open concept w/ a den/office, formal dining space (which can double as a piano/library/sitting room), expansive kitchen, great room, primary bedroom, & laundry. EVERYTHING YOU NEED ON ONE FLOOR! The walkout basement is ideal for company with a spacious rec room and 3 additional bedrooms (convert one into a sewing room, gym, hobby space, office etc) + heated floors! This fantastic offering has been impeccably maintained, gently lived in, and with the following updated in recent years: new dual function boiler, AC, washer & dryer, landscaping, & carpet. Low \$130 monthly HOA fees take care of grass & snow. Close to all amenities, golf, ravine, and parks!



Built in 2008

### Essential Information

MLS® # E4429450

Price \$869,000

|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,882         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 230 Ambleside Drive |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0H3             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Patio, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas, Water   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 56         |
| HOA Fees       | 130             |
| HOA Fees Freq. | Monthly         |

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Listing information last updated on April 19th, 2025 at 9:17pm MDT