

## \$778,000 - 1620 Ainslie Lane, Edmonton

---

MLS® #E4429916

**\$778,000**

3 Bedroom, 2.50 Bathroom, 2,796 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This charming TWO-STORY is the perfect place to call home: 3 BEDROOMS+DEN+huge BONUS ROOM, and 2.5 baths in the AMBLESIDE community. You'll never want to leave with a cozy fireplace, spacious backyard, back-facing Ambleside Park and plenty of natural light. The beautiful kitchen offers an abundance of countertop and cupboard space. The adjacent dining nook provides ample space to host large family gatherings and create memories together. Adjoins the family room with gas fireplace, a good-sized den/office, and 2 pc bath & mud room complete the main level. Moving upstairs, the primary suite offers a private oasis. With a separate walk-in closet and a luxurious 5-piece upgraded spa bath, it promises a perfect retreat to unwind. There is a bonus room, 2 additional bedrooms, a full bath, and a laundry room to complete the 2nd level. Experience the ultimate in luxury living in this stunning packback property with panoramic views of the green in the summer and a private yard. A MUST SEE.

Built in 2015

### Essential Information

MLS® # E4429916

Price \$778,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,796                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1620 Ainslie Lane |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0H5           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 24              |
| 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 May 3rd, 2025 at 1:17pm MDT