

## \$600,000 - 1354 Ainslie Wynd, Edmonton

MLS® #E4432675

**\$600,000**

4 Bedroom, 3.50 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to 1354 Ainslie Wynd- Offering 1,607 sq/ft above grade and a total of 2,296 sq/ft of developed living space. With 4 bedrooms, 3 and a half bathrooms, including a fully legalized 1 bedroom basement suite, this property combines comfort and functionality. With 3 Bedrooms upstairs, the family will be able to spread out comfortably. The primary bedroom offering a 4 piece ensuite and a second 4 piece bathroom on this level is thoughtfully laid out, with the two secondary bedrooms just down the hall. On the main floor the updated kitchen, complete with stainless steel appliances and a large pantry, generously opens to the living areas. Outside, the fully fenced and landscaped backyard provides a perfect space for outdoor gatherings, while a double front-attached garage adds to the versatility of the home. Downstairs we find the legal 1 bedroom basement suite fully self-contained to be used as a mortgage helper or an extension of the family home when friends come to call.

Built in 2015

### Essential Information

MLS® # E4432675

Price \$600,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1354 Ainslie Wynd
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3G1

### Amenities

Amenities	Off Street Parking, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	9
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 11:47am MDT