

# \$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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Listing information last updated on November 4th, 2025 at 8:02pm MST