

## \$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	166
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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