

## \$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 | 7                |
| Zoning         | Zone 56          |

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