

Courtesy Of Eddy A D'Ambrosio Of RE/MAX Elite

## **\$678,888 - 1237 Ainslie Way, Edmonton**

MLS® #E4426953

**\$678,888**

4 Bedroom, 3.50 Bathroom, 2,382 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Stunning Jayman MasterBUILT home in the prestigious Ambleside community with FULLY FINISHED BASEMENT , 4 bedrooms, 3.5 bathrooms, Central A/C, and loaded with numerous upgrades and updates like the chef's kitchen, and stunning renovated ensuite! With over 3365 Sq Ft of living space developed, this extremely functional floorplan was designed with intention for those who love to cook, entertain, relax, and enjoy their home with family. Enormous windows and tall ceilings throughout this home give a feeling of grandness and luxury. The Chef's kitchen with Electrolux Built in Appliances, Granite Counters, Walk in Pantry, large central island, eating bar, and an abundance of cabinet space is a dream. Other main floor features like the gas fireplace in the great room, walk in closet in the mudroom, and patio door access to the rear deck are a nice bonus. Upstairs the bonus room is impressive with custom built library style shelves. 3 beds and 2 baths upstairs are above average sizes. A must see in Ambleside!

Built in 2010

### **Essential Information**

MLS® # E4426953

Price \$678,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,382                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1237 Ainslie Way |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0H9          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Smart/Program. Thermostat, Green Building, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Dr Margaret-Ann Armour K-9 |
| Middle     | Dr Margaret-Ann Armour K-9 |
| High       | Lillian Osbourne           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 9th, 2025 at 11:02pm MDT