

## **\$778,000 - 1620 Ainslie Lane, Edmonton**

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MLS® #E4429916

**\$778,000**

3 Bedroom, 2.50 Bathroom, 2,796 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This charming TWO-STORY is the perfect place to call home: 3 BEDROOMS+DEN+huge BONUS ROOM, and 2.5 baths in the AMBLESIDE community. You'll never want to leave with a cozy fireplace, spacious backyard, back-facing Ambleside Park and plenty of natural light. The beautiful kitchen offers an abundance of countertop and cupboard space. The adjacent dining nook provides ample space to host large family gatherings and create memories together. Adjoins the family room with gas fireplace, a good-sized den/office, and 2 pc bath & mud room complete the main level. Moving upstairs, the primary suite offers a private oasis. With a separate walk-in closet and a luxurious 5-piece upgraded spa bath, it promises a perfect retreat to unwind. There is a bonus room, 2 additional bedrooms, a full bath, and a laundry room to complete the 2nd level. Experience the ultimate in luxury living in this stunning packback property with panoramic views of the green in the summer and a private yard. A MUST SEE.

Built in 2015

### **Essential Information**

MLS® #                    E4429916

Price                      \$778,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,796
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1620 Ainslie Lane
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	39
Zoning	Zone 56

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Listing information last updated on May 17th, 2025 at 11:32pm MDT