



## 2243 Austin Way Edmonton AB

\$479,900

FULLY FINISHED! PIE LOT & BACKING ONTO PARK in desirable Ambleside! This Large 4 Bed, 4 Bath 1600sqft 2 Storey Half Duplex (NO CONDO FEES) with Single Attached Garage & AIR CONDITIONING, features plenty of space inside & out. The main floor includes 2pc bath, laundry with shelving, spacious kitchen with large corner pantry & island seating along with a dining room area looking out to the park & cozy living room that includes gas fireplace. The upper floor features a Large BONUS ROOM, Primary Suite with Walk-In Closet & 4pc Ensuite, 2 spacious guest bedrooms & another full 4pc bath. The Fully Finished Basement includes another large bedroom with walk in closet, full 4pc bath, spacious family room, along with plenty of areas for storage. The large pie lot gives you tons of backyard space to enjoy with family & friends or a peaceful spot to relax on the deck with a morning coffee or evening glass of wine. Ideal location near Dr. Margaret-Ann Armour School, Currents of Windermere, Transit, Shopping & more!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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