



## 2255 AUSTIN Way Edmonton AB

\$399,900

In the heart of Ambleside! This lovely half-duplex offers a bright and spacious entrance that opens to the main living area with hardwood floors throughout. The kitchen has a pantry, stainless steel appliances, island and dining area that over looks the living room with corner gas fireplace. The convenient powder room is next to the entrance. Upstairs there are 2 bedrooms each with walk in closets and 4-piece ensuites. The unfinished basement offers you the flexibility to create the perfect space for your needs. Fully fenced back yard and single attached garage plus extra parking on the driveway. Situated walking distance to Dr. Margaret-Ann Armour School and Ambleside Pond. Near shopping, groceries, restaurants and more! Easy access to the Anthony Henday and public transportation.

Listing Presented By:



Originally Listed by:  
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