

\$459,000 - 2150 Austin Link, Edmonton

MLS® #E4460593

\$459,000

2 Bedroom, 2.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Are you interested to have your morning coffee on your deck overlooking a lake? Here's your opportunity! This home is freshly painted, has brand new carpet & fridge/stove/microwave. At the front, you'll find a stone patio w/ fountain, the most scenic spot to relax & enjoy. Inside, the open concept main floor features warm hardwood floors & a gorgeous kitchen. There is a spacious island w/ eating bar, lots of cabinets & a convenient corner pantry. Opening onto the dining area you'll find large patio doors that head out to the deck that overlooks the pond & the sunset. Ready to cozy up & read a book? The great room is the perfect place next to the gas fireplace, with west facing windows for evening sun. Upstairs you'll find dual primary suites, both w/ full ensuites & walk in closets. There is also the spacious laundry room. The walkout basement is developed with a large family room with direct access to the deck, backyard & hot tub. Tons of storage space, A/C & an attached oversized garage. Welcome!

Built in 2009

Essential Information

MLS® # E4460593

Price \$459,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2150 Austin Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L1

Amenities

Amenities	Closet Organizers, Deck, Front Porch, Hot Tub, Walkout Basement
Parking	Single Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	33
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

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