

## **\$580,000 - 1348 Ainslie Wynd, Edmonton**

MLS® #E4448833

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,622 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

We are excited to present 1348 Ainslie Wynd- Offering 1,621 sq/ft above grade and a total of 2,360 sq/ft of developed living space. With 4 bedrooms, 3 and a half bathrooms, including a fully legalized 1 bedroom basement suite, this property combines comfort and functionality. With 3 Bedrooms upstairs, the family will be able to have their own space. The primary bedroom offering a 4 piece ensuite and a second 4 piece bathroom on this level is thoughtfully laid out, with the two secondary bedrooms just down the hall. On the main floor the updated kitchen, complete with stainless steel appliances and a large pantry, generously opens to the living areas. Outside, the fully fenced and landscaped backyard provides a perfect space for outdoor gatherings, while a double front-attached garage adds to the versatility of the home. Downstairs you'll have a legal 1 bedroom basement suite fully self-contained to be used as a mortgage helper or an extension of the family home when friends come to call.

Built in 2015

### **Essential Information**

MLS® # E4448833

Price \$580,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,622
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1348 Ainslie Wynd
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3G1

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 20th, 2025
Days on Market	5
Zoning	Zone 56

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