

## \$799,900 - 1362 Ainslie Wynd, Edmonton

MLS® #E4411710

**\$799,900**

3 Bedroom, 2.50 Bathroom, 2,386 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to 1362 Ainslie Wynd SW. in Ambleside – a stunning 3 bed, 2.5 bath single family home with over 2,400 sq. ft. of thoughtfully designed living space, ready for immediate possession. The custom kitchen is a true centerpiece, featuring bold earthy tones, a cabinet hood fan, built-in microwave, full-height backsplash, quartz countertops, and a spacious island eating bar. The great room showcases a 42” fireplace, while the primary ensuite includes a soaker tub, black barn-style shower door, and brass fixtures. Convenience meets style with second-floor laundry room, bonus room and durable wide vinyl plank flooring throughout the main living areas. Located near parks, ponds, and trails, and within walking distance to schools and essential amenities, this home offers the perfect balance of nature and urban convenience. This home is part of a limited collection of single-family homes, making it a rare opportunity in one of Edmonton’s most desirable communities.

Built in 2024

### Essential Information

MLS® #	E4411710
Price	\$799,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,386
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1362 Ainslie Wynd
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L9

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 25th, 2024
Days on Market	140
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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