

Courtesy Of Shauna S Ylagan Of Lange Realty Ltd

\$899,000 - 230 Ambleside Drive, Edmonton

MLS® #E4417103

\$899,000

4 Bedroom, 2.50 Bathroom, 1,882 sqft
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Executive Bungalow Living - PRIME LOCATION, WALKOUT BASEMENT, POND VIEW! Properties like this don't enter the market very often... Welcome to the Cascades of Ambleside by Ace Lange Homes. This Pentiction floor plan is the largest in the project offering 1881 sq feet of main floor living. The main floor features a rich colour palette and all the right spaces - Large great room w/ deck overlooking the pond, primary suite, informal & formal dining (can easily double as a library or piano room), den for home office or TV room, large laundry/mud room w/ 2nd fridge & added storage. The walkout basement is ideal with THREE bedrooms, large rec room, full bath, heated floors, & patio (turn one of the bedrooms into a home gym or sewing/craft room!) Recent upgrades include: NEWER Carpet, dual function boiler, AC, NEW washer & dryer, NEW landscaping. Low \$130 per month HOA fees for lawn maintenance & snow shovelling. Walk to all your favourite amenities, close to golf courses & ravine trails. Downsizing done right!

Built in 2008

Essential Information

MLS® #	E4417103
Price	\$899,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,882
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	230 Ambleside Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0H3

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Hot Water Tankless, Patio, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Landscaped, Not Fenced, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 6th, 2025
Days on Market	67
Zoning	Zone 56
HOA Fees	130
HOA Fees Freq.	Monthly

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