

## \$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 | 176                |
| Zoning         | Zone 56            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 19th, 2025 at 2:47pm MDT