

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## **\$825,000 - 1904 Ainslie Link Link, Edmonton**

MLS® #E4428699

**\$825,000**

4 Bedroom, 2.50 Bathroom, 3,135 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

UPGRADED, FORMER SHOWHOME WITH OVER 3100 SQFT, 4 BEDS UPSTAIRS, MAIN FLOOR OPEN CONCEPT DEN + LOCATED IN THE SOUGHT AFTER COMMUNITY OF AMBLESIDE! This home is loaded with extras including: Central AC, upgraded cabinets, Thermadore built in appliances, LVP flooring throughout, heated garage, Hunter Douglas remote controlled blinds and more. The main floor has a unique den with glass wall, living room with gas fireplace and a massive kitchen that has so much storage, granite counters and a butlers pantry/storage. Upstairs has 4 spacious bedroom, laundry with access to the primary and a large bonus room - perfect for watching movies with the family. The primary bed has a walk through closet with custom shelving and a luxurious en suite with free standing soaker tub, custom tiled shower and 2 vanities. The basement is unspoiled and ready for development. The yard has a 2 tiered deck, is landscaped and fenced. Just a short walk to the park/pond, dining, all amenities and schools!

Built in 2015

### **Essential Information**

MLS® # E4428699

Price \$825,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,135                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1904 Ainslie Link Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2R8                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 56         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 4th, 2025 at 3:02pm MDT