

# \$869,900 - 1365 Ainslie Wynd, Edmonton

MLS® #E4411715

**\$869,900**

4 Bedroom, 2.50 Bathroom, 3,111 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Discover 1365 Ainslie Wynd SW, a spacious 4 bed, 2.5 bath single family home offering over 3,000 sq. ft. of modern living space and \$14,000+ in included upgrades. This beautifully designed home features a custom kitchen with a cabinet hood fan, built-in microwave, full-height backsplash, island eating bar, and a Kohler matte black faucet. Cool, bright tones flow throughout the home, complemented by a 42" electric fireplace in the great room. The main floor includes a versatile den, ideal for a home office or extra space, plus a walk-out deck perfect for you to enjoy your morning coffee. The upgraded primary ensuite offers a drop-in soaker tub, black barn-style shower door, custom-built vanity, and quartz backsplash. Located in the established Ambleside community, surrounded by parks, trails, and schools, this home is just a short drive to the Currents at Windermere, Riverbend, and Terwillegar. Ready for Immediate Possession, this roomy home offers the perfect blend of style and convenience.

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4411715  |
| Price    | \$869,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,111                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1365 Ainslie Wynd |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0H7           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| 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 | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Days on Market | 177                |
| Zoning         | Zone 56            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 11:02pm MDT