

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 12:02pm MDT