

## **\$869,000 - 230 Ambleside Drive, Edmonton**

MLS® #E4429450

**\$869,000**

4 Bedroom, 2.50 Bathroom, 1,882 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

LIVE YOUR BEST LIFE in this WALKOUT BUNGALOW HALF DUPLEX BACKING THE POND! Absolutely PRIME location in the Cascades of Ambleside built by Ace Lange Homes, and the LARGEST floor plan in the complex. Offering 10 foot ceilings, 8 ft doors, rich woods, stone accents, spacious rooms, large windows, walk-through pantry and a total of 4 bedrooms. The main floor is open concept w/ a den/office, formal dining space (which can double as a piano/library/sitting room), expansive kitchen, great room, primary bedroom, & laundry. EVERYTHING YOU NEED ON ONE FLOOR! The walkout basement is ideal for company with a spacious rec room and 3 additional bedrooms (convert one into a sewing room, gym, hobby space, office etc) + heated floors! This fantastic offering has been impeccably maintained, gently lived in, and with the following updated in recent years: new dual function boiler, AC, washer & dryer, landscaping, & carpet. Low \$130 monthly HOA fees take care of grass & snow. Close to all amenities, golf, ravine, and parks!



Built in 2008

### **Essential Information**

MLS® #                      E4429450

Price                        \$869,000

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, Patio, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### 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	Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	13
Zoning	Zone 56
HOA Fees	130
HOA Fees Freq.	Monthly

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