

## \$459,000 - 2150 Austin Link, Edmonton

MLS® #E4460593

**\$459,000**

2 Bedroom, 2.50 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Are you interested to have your morning coffee on your deck overlooking a lake? Here's your opportunity! This home is freshly painted, has brand new carpet & fridge/stove/microwave. At the front, you'll find a stone patio w/ fountain, the most scenic spot to relax & enjoy. Inside, the open concept main floor features warm hardwood floors & a gorgeous kitchen. There is a spacious island w/ eating bar, lots of cabinets & a convenient corner pantry. Opening onto the dining area you'll find large patio doors that head out to the deck that overlooks the pond & the sunset. Ready to cozy up & read a book? The great room is the perfect place next to the gas fireplace, with west facing windows for evening sun. Upstairs you'll find dual primary suites, both w/ full ensuites & walk in closets. There is also the spacious laundry room. The walkout basement is developed with a large family room with direct access to the deck, backyard & hot tub. Tons of storage space, A/C & an attached oversized garage. Welcome!

Built in 2009

### Essential Information

MLS® # E4460593

Price \$459,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,441         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2150 Austin Link |
| Area        | Edmonton         |
| Subdivision | Ambleside        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0L1          |

### Amenities

|               |                                                                 |
|---------------|-----------------------------------------------------------------|
| Amenities     | Closet Organizers, Deck, Front Porch, Hot Tub, Walkout Basement |
| Parking       | Single Garage Attached                                          |
| Is Waterfront | Yes                                                             |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Corner, Mantel                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                              |
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| 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 November 1st, 2025 at 10:47am MDT