

## \$849,900 - 1365 Ainslie Wynd, Edmonton

MLS® #E4452075

**\$849,900**

4 Bedroom, 2.50 Bathroom, 3,087 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

BRAND NEW! Offering the perfect blend of modern design and unbeatable location, this newly built home in Ambleside is ready for immediate possession. The custom kitchen stuns with a cabinet hood fan, built-in microwave, full-height backsplash, quartz countertops, and a matte black Kohler faucet. Wide vinyl plank flooring flows through the main floor, which also includes a versatile den and a striking 42" electric fireplace with feature wall paint. Upstairs, the upgraded primary ensuite offers a spa-like retreat with a drop-in soaker tub, black barn-style shower door, quartz backsplash, and custom vanity. Matte black fixtures, hardware, and upgraded lighting inside and out complete the bold, contemporary look. Just minutes from the Currents of Windermere, Riverbend, and Terwillegar. Plus, enjoy full home warranty coverage and award-winning customer service. Images and renderings are representative of home layout and/or design only. Sale price is inclusive of GST.

Built in 2024

### Essential Information

MLS® # E4452075

Price \$849,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,087                  |
| 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 3E9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| 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    | August 8th, 2025 |
| Days on Market | 88               |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on November 4th, 2025 at 7:47pm MST