

Courtesy Of Sally Munro Of Century 21 Platinum Realty

\$649,900 - 246 Ambleside Drive Sw, Edmonton

MLS® #E4114651

\$649,900

3 Bedroom, 3.00 Bathroom, 1,757 sqft
Single Family on 0 Acres

Ambleside, Edmonton, AB

Beautifully designed 1756 sq ft attached 1/2 duplex walkout bungalow plus fully finished basement enjoy over 3000 sq ft. The Cascades of Ambleside is beautifully designed nestled directly onto the park with serene views of water. Enjoy all the benefits of living of carefree living, in winter the driveway cleared & the lawns are meticulously manicured in summer. Built by Ace Lange with upgraded features: 10' main floor walls, 8' interior doors, in-floor heating in the basement, full A/C, security system, tiled showers, granite island & counterstops with lovely landscaping. Great room design, gas fireplace, dining room, chef's gourmet kitchen, breakfast nook, large island, walk through pantry, den, luxurious master suite with spa ensuite bath & walk-in closet. Garden door from the kitchen to large deck, BBQ, sip wine and enjoy the views. HOA for complex is \$110/month, HOA for Ambleside is \$200.00/year. Priced for immediate it's time for a lifestyle change. Freedom to enjoy some spare time, worry free.

Built in 2008

Essential Information

| | |
|------------|-----------|
| MLS® # | E4114651 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|----------------------|
| Half Baths | 1 |
| Square Footage | 1,757 |
| Acres | 0.10 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | Bungalow |
| Status | ACTIVE |

Community Information

| | |
|-------------|------------------------|
| Address | 246 Ambleside Drive Sw |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0H3 |

Amenities

| | |
|----------------|---|
| Features | Ceiling 9 ft., No Smoking Home, Walkout Basement, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated |
| # of Garages | 2 |
| Garages | 5.69x6.88 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Ceramic Tile, Hardwood |
| Interior Features | Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan |
| Heating | Forced Air-1, In Floor Heat System |
| Has Basement | Yes |
| Basement | Fully Finished, Full, Walkout |
| Fireplace | Yes |
| Fireplaces | Gas, Stone Facing |
| # of Stories | 2 |

Exterior

| | |
|-------------------|--|
| Exterior | Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood Frame |
| Foundation | Concrete |

Additional Information

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|----------------|---------|
| Zoning | RF4 |
| HOA Fees | 130.00 |
| HOA Fees Freq. | Monthly |

Listing information last updated on June 20th, 2019 at 2:46am MDT