

Courtesy Of Aldo Esposito Of Century 21 Masters

## \$724,900 - 1804 Ainslie Court, Edmonton

MLS® #E4452661

**\$724,900**

4 Bedroom, 2.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this rare Executive Bungalow in Pristine Showhome Condition with 4 Bedrooms, a Professionally Finished Basement, and an Oversized 23'™ garage! Walk into your bright open concept living space with Massive Windows, 9'™ Ceilings, Automatic Blinds and a gorgeous kitchen with Quartz Counters, KitchenAid Appliances and a Full Walk-In Pantry. Your master suite easily accommodates king-sized furniture, and has a great ensuite plus large walk in closet! Enjoy the convenience of a separate back entrance and large full-sized main floor laundry room with sink! Your fully finished basement has 9'™ ceilings, huge windows and is home to a large family room, another full bathroom and three more bedrooms! The oversized 23'™ deep garage has an 8'™ door, floor drain and is fully insulated - perfect for your large truck or SUV. Your backyard is fully fenced and has a great maintenance-free deck! Enjoy life in one of the most exclusive and quiet cul-de-sacs in Ambleside - Ainsley Court! Immediate possession available!

Built in 2022

### Essential Information

MLS® # E4452661

Price \$724,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,411                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1804 Ainslie Court |
| Area        | Edmonton           |
| Subdivision | Ambleside          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2R8            |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | See Remarks                                   |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Insulated, Over Sized |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Mantel                                                                                                 |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                             |

### School Information

|            |                             |
|------------|-----------------------------|
| Elementary | Dr Margaret-Ann, Esther Sta |
| Middle     | Dr Margaret-Ann, Esther Sta |
| High       | Lillian Osborne             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 56           |

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Listing information last updated on August 26th, 2025 at 11:48am MDT