



# Margaux

# Winter 2024 Possession

**\$699,900**

3 Bed | 2.5 Bath  
2,264 Sq.Ft.

**Over \$14,000 of Included Upgrades**

Located in the diverse, family-oriented neighbourhood of Southwest Edmonton, Ambleside is surrounded by parks, ponds, and trails all within walking distance to schools and amenities. This limited collection of Single Family Homes is just a short drive to essential services in the Currents at Windermere, Riverbend, and Terwilligar.

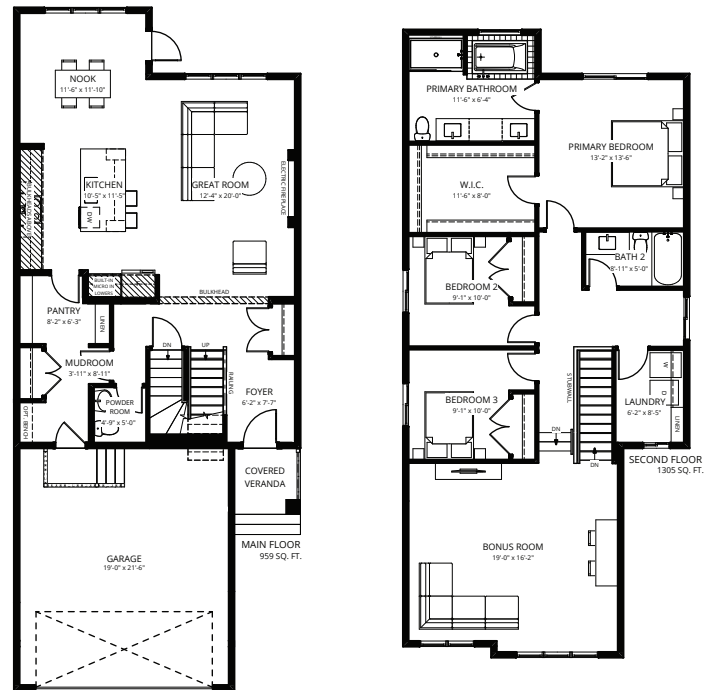
### Feature Highlights

- Custom kitchen layout including cabinet hood fan, built-in microwave, full-height backsplash tile, island eating bar, and a Kohler matte black faucet.
- Quartz countertops throughout the home.
- 60" electric fireplace with feature paint in the great room.
- Upgraded primary ensuite with drop-in soaker tub, black barn-style shower door, black barn-style door, black-framed vanity mirrors, and quartz backsplash.
- Second floor laundry room with 12"x24" tile flooring.
- Wide vinyl plank flooring throughout the main floor.
- Contemporary Kohler matte black plumbing fixtures throughout.
- Upgraded matte black door hardware.
- Upgraded light fixtures throughout the interior and exterior of the home.

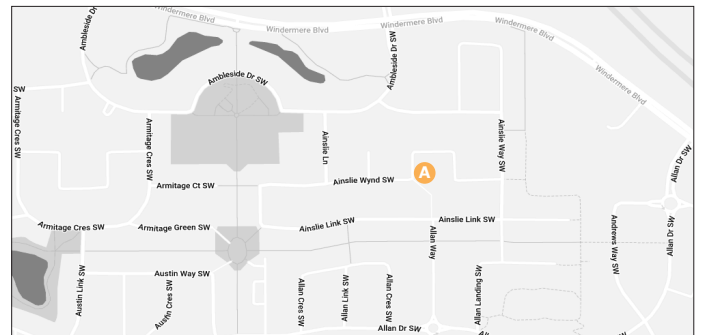
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**1371 Ainslie Wynd SW, Edmonton, AB**



Images and renderings featured are representative of home layout only. Finishes may differ. Actual usable floor space may vary from the stated floor area. Prices and specifications are subject to change at any time. E.&O.E. 08/21/2024.