

## \$266,000 - 416 304 Ambleside Link, Edmonton

MLS® #E4425122

**\$266,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

STOP PAYING RENT TODAY! THIS AMAZING opportunity in AMBLESIDE offers 2 TITLED PARKING STALLS, 2 BATHROOMS, 2 BEDROOMS, PLUS DEN & UNDERGROUND PARKING w/STORAGE CAGE. This TOP FLOOR condo is perfect for first time buyers, students, or downsizers! Located in the premium community of Ambleside it's steps away from major bus routes & the CURRENTS of WINDERMERE SHOPPING COMPLEX! GREAT FEATURES INCLUDE 9 FT CEILINGS THROUGHOUT, neutral paint & flooring, DARK STAINED CABINETS, STAINLESS STEEL APPLIANCES, NEW LVP FLOORING & a WALK-IN CLOSET in the master bedroom with an ensuite. Located in the L'Attitude Studios condo complex; offering a FITNESS ROOM, GUEST SUITE, SOCIAL ROOM with POOL TABLE, SECURED & HEATED PARKADE with VIDEO SURVEILLANCE & INTERCOM SYSTEM. Builder's plan shows unit at 913 sq/ft. Great condo, great price, in a great area & a must see!

Built in 2010

### Essential Information

MLS® # E4425122

Price \$266,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 873                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 416 304 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V2                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage |
| Parking   | Heated, Stall, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Baseboard, Oil  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 98               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$460            |

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 June 17th, 2025 at 5:17pm MDT