

## \$265,000 - 304 Ambleside Link Link, Edmonton

MLS® #E4441916

**\$265,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover this beautifully updated 2 BEDROOM and DEN apartment in the heart of Windermere! New floors have just been installed. You walk in to a spacious entry, cozy dining room and open kitchen. The dining room is open and cozy, walk right out to the large balcony. The main bedroom is spacious with a walk in closet and ensuite bathroom. The second bedroom is on the opposite side and close to the full bathroom. Donâ€™t forget the in suite laundry. There is also an Heated titled underground parking stall and storage unit. Ideally situated with easy access to Anthony Henday and Terwillegar drive, youâ€™re just minutes from schools, parks, shopping malls, playgrounds, and bus stopsâ€”everything you need is close by! Donâ€™t miss this fantastic opportunity!

Built in 2010

### Essential Information

MLS® #	E4441916
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.00
Year Built	2010



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	On Street Parking, Detectors Smoke, Secured Parking, Sprinkler System-Fire
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Hot Water, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
-------------	-----------------

Days on Market	5
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$475

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 16th, 2025 at 4:02am MDT