

## \$275,000 - 332 308 Ambleside Link Link, Edmonton

MLS® #E4451312

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Experience stylish condo living in the vibrant community of Ambleside, Windermere. This beautifully maintained unit features 2 spacious bedrooms, 2 full bathrooms, and a versatile den, ideal for a home office or guest space. Soaring 9' ceilings and large windows fill the open-concept layout with natural light, creating a warm and inviting atmosphere. Enjoy the convenience of in-suite laundry and thoughtful finishes throughout. Located just steps from shopping, dining, and walking trails, with easy access to Anthony Henday for stress-free commuting. This unit includes two parking stalls—one underground, one surface—plus a secure storage unit. Building amenities include a fully equipped exercise room, social room in the adjacent building, and a guest suite available for visitors. Comfort, convenience, and community come together in this exceptional condo—ready to welcome you home.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451312  |
| Price      | \$275,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,046                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 332 308 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V3                     |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                 |
| Parking        | Heated, Stall, Underground                                        |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas, Water                                                               |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                              |
| Exterior Features | Airport Nearby, Commercial, Golf Nearby, Schools |
| Roof              | EPDM Membrane                                    |
| Construction      | Wood, Brick, Stucco                              |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$556            |

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Listing information last updated on August 18th, 2025 at 4:17pm MDT