

## \$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	101
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 20th, 2025 at 7:02am MDT