

Courtesy Of Christina A Reid Of Century 21 Leading

## **\$259,900 - 202 304 Ambleside Link Link, Edmonton**

MLS® #E4451791

**\$259,900**

2 Bedroom, 2.00 Bathroom, 956 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning corner unit in Ambleside with beautiful park views! This bright and spacious 2-bedroom, 2-bath condo offers the perfect layout with bedrooms on opposite sides for added privacy. The modern kitchen opens to a spacious living area, and the large deck is ideal for relaxing or entertaining while overlooking the park. Enjoy the convenience of in-suite laundry, one underground heated parking stall, and an additional surface stall. The building features fantastic amenities including a fully equipped exercise room, guest suite, and a recreation room for gatherings. Located in one of Southwest Edmonton's most sought-after neighbourhoods, you're just minutes from Currents of Windermere, restaurants, shopping, and public transit. Ideal for first-time buyers, downsizers, or investors—this unit offers comfort, convenience, and a lifestyle you'll love. Don't miss your chance to own in Ambleside!

Built in 2010

### **Essential Information**

MLS® #	E4451791
Price	\$259,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Stall

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Metal, SBS Roofing System
Construction	Wood, Brick, Stucco
Foundation	Slab

### **School Information**

Elementary	DR. MARGARET-ANN ARMOUR
Middle	St. John XXIII Catholic
High	LILLIAN OSBORNE

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	3
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$504

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