

## \$165,000 - 312 103 Ambleside Drive, Edmonton

MLS® #E4451810

**\$165,000**

1 Bedroom, 1.00 Bathroom, 636 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Bright and open apartment in a great location! This one-bedroom, one-bathroom unit includes laundry, a generous patio, and well-maintained and finished elements throughout. The location is perfect, right next to a bus stop, walking distance to all sorts of shopping. Hop in your car and drive out of the heated underground parking and enjoy the access, including being a quick few turns to the Henday. Everything you need in a home and everything you could want in a location, this unit has it all.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451810               |
| Price          | \$165,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 636                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 312 103 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### **Amenities**

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                            |
| Parking        | Heated, Parkade, Underground                                                                                                                 |

### **Interior**

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

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 63               |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$395            |

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Listing information last updated on October 9th, 2025 at 3:32am MDT