

\$271,000 - 416 304 Ambleside Link, Edmonton

MLS® #E4425122

\$271,000

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. Condo fees are \$460.41 (heat, water, insurance to common property, interior/exterior maintenance, full time janitorial service & reserve fund contributions). Great condo, great price, in a great area & a must see!

Built in 2010

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4425122 |
| Price | \$271,000 |
| 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 | 35 |
| 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 April 15th, 2025 at 1:17pm MDT