

# \$284,900 - 437 308 Ambleside Link Link, Edmonton

MLS® #E4434049

**\$284,900**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios in the desirable community of Ambleside! This unique top floor unit is ideal for investors or someone looking for a mortgage helper as you get 2 condo units for the price of one. It can be used and set up as a typical large 2 bedroom, 2 bath or as 2 one bedroom units for in-laws, roommates or tenants. Shared main entry and laundry/storage room before you enter each unit. The 1 bedroom side features all stainless steel appliances, huge pantry or den, large living area, 4 piece bath, and a good size bedroom. The studio side has a large bedroom, 4 piece bath, small kitchen area and walk-in closet. Each side has its own separate balcony! Highlights include 2 titled parking stalls (1 underground & 1 surface stall), storage cage, exercise room, social room with pool table, and a guest suite available for rent per night. Close to all amenities, this unit is a one of a kind multigenerational and multifamily home.

Built in 2011

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434049  |
| Price     | \$284,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 437 308 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6V 0V3                     |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                                                                                     |

### Interior

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two |
| 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 | Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                      |
| Construction      | Wood, Brick, Stucco                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 2025  
Days on Market                102  
Zoning                              Zone 56  
HOA Fees                         50  
HOA Fees Freq.                Annually  
Condo Fee                        \$556

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