

\$289,900 - 308 Ambleside Link Link, Edmonton

MLS® #E4436700

\$289,900

2 Bedroom, 2.00 Bathroom, 869 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Whether you're a First-Time Buyer, Investor or Downsizer â€“ This top floor unit with great natural light and open views checks all the boxes. Offering, affordability, location and low-maintenance living all in one! Walk into a spacious floor plan featuring a kitchen with plenty of cabinetry, stainless steel appliances, an eat-up bar perfect for cooking and entertaining. The primary bedroom includes a walk-through closet and private 3-piece ensuite, creating a comfortable retreat. The 2nd bedroom and bath are separated by the main living space, providing privacy for roommates or guests. There is a convenient in-suite laundry with lots of storage and the unit includes heated underground parking & a storage cage. Enjoy peace of mind in a clean, professionally run condominium with excellent amenities. Situated, just minutes from Currents of Windermere shopping centre, restaurants, parks, walking trails, public transit, and quick access to Anthony Henday.

Built in 2011

Essential Information

MLS® #	E4436700
Price	\$289,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	869
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	308 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, See Remarks, Storage Cage
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, 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, See Remarks
Roof	Tar & Gravel

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	31
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$434

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