

# \$264,900 - 304 320 Ambleside Link Link, Edmonton

MLS® #E4440795

**\$264,900**

2 Bedroom, 2.00 Bathroom, 909 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios where this rare third floor unit is home to 2 bedrooms, 2 bathrooms & 1 underground parking stall with storage. Balcony leading out to a beautiful park like view, well kept with stainless appliances. Bright and beautiful with Lots of natural light. Spacious primary room with 3pc ensuite. Great layout with rooms on opposite sides of the unit and a built in in-suite laundry. Building is very well-maintained and occupants can enjoy a social room, gym & guest suite. Underground stall is located across from the exit and close to the elevators. Windermere Currents across the street with all shopping, restaurants & recreation amenities. Parks, trails and schools located in the immediate Ambleside community.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440795  |
| Price          | \$264,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 909       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 304 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Parking-Visitor            |
| Parking   | Heated, Stall, Underground |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Gated Community, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Brick, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |

|                |          |
|----------------|----------|
| Zoning         | Zone 56  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$457    |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT