

\$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	41
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$460

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