

Courtesy Of Connor M McAuley Of 2% Realty Pro

\$289,900 - 437 308 Ambleside Link Link, Edmonton

MLS® #E4434049

\$289,900

2 Bedroom, 2.00 Bathroom, 1,086 sqft
Condo / Townhouse on 0.00 Acres

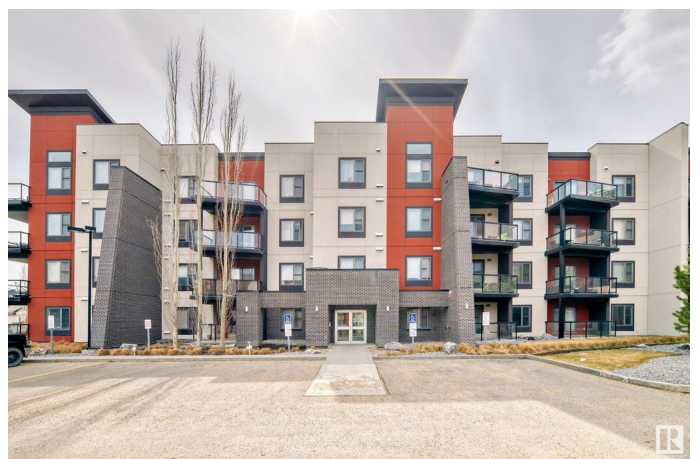
Ambleside, Edmonton, AB

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. Enjoy all the walking trails, public transit and Currents of Windermere shopping complex, schools, playground, and restaurants. This unit is one of a kind!

Built in 2011

Essential Information

MLS® #	E4434049
Price	\$289,900
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	70
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$556

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Listing information last updated on July 11th, 2025 at 8:02am MDT