

## \$250,000 - 405 304 Ambleside Link, Edmonton

MLS® #E4449457

**\$250,000**

2 Bedroom, 2.00 Bathroom, 866 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

QUICK POSSESSION AVAILABLE! STOP PAYING RENT TODAY, with this AMAZING OPPORTUNITY to BUY in AMBLESIDE! This TOP FLOOR CONDO offers: a BRIGHT SOUTHWEST FACING UNIT, 9 FT CEILINGS, 2 BEDROOMS, 2 BATHROOMS & a DEN, with a SEPARATE TITLED UNDERGROUND & HEATED PARKING STALL w/STORAGE CAGE & a SURFACE TITLED PARKING STALL! Underground parking stall is conveniently located very close to the elevator. Perfect for first time buyers, students, or down-sizers & just steps away from main bus routes & the CURRENTS of WINDERMERE SHOPPING & ENTERTAINMENT COMPLEX! Other great features: ORIGINAL OWNER, SMOKE FREE, PET FREE, WIDE PLANK LAMINATE FLOORING, CARPETS FRESHLY CLEANED & PLENTY of CUPBOARD & COUNTER SPACE. Situated in L'Attitude Studios Condo Complex that offers 2 FITNESS ROOMS, 2 GUEST SUITES, A SOCIAL ROOM with POOL TABLE, SECURED & HEATED PARKADE with VIDEO SURVEILLANCE & INTERCOM SYSTEM. Quick access to the Anthony Henday & Whitemud Freeway. A great condo, in a great community, for a great price & a must see!

Built in 2010



## Essential Information

MLS® #	E4449457
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address	405 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

## Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
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, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$460

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Listing information last updated on July 28th, 2025 at 3:48pm MDT