

## \$269,900 - 214 304 Ambleside Link Link, Edmonton

MLS® #E4454086

**\$269,900**

3 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Are you ready for this fabulous second-floor condo in Ambleside's premier complex? This spacious home offers 2 bedrooms, 2 baths, and upgrades throughout, including premium laminate flooring, renovated kitchen with the original 2-tiered island converted into a stunning flat 9-foot island with undercabinet lighting, updated stainless steel appliances (2020), and a new washer & dryer (2021). With 9-foot ceilings, an A/C system with two wall ventilation fans + ceiling fans in both bedrooms, comfort is built right in. You'll love the heated underground parking with storage conveniently located by the elevators, plus a NW-facing balcony with views & mature trees. Condo fees of just \$435/month include heat and water, while the building offers incredible amenities: 2 guest suites, 2 gyms, and a social lounge with kitchen and pool table. Pet-friendly (2 max, under 14lbs), and ideally located across from the Currents of Windermere with endless shops, restaurants, and walking paths right out your door!

Built in 2010

### Essential Information

MLS® # E4454086

Price \$269,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 872                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 214 304 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V2                     |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Guest Suite, Parking-Visitor, Party Room, Patio, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Heated, Underground                                                                                                             |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, |

Schools, Shopping Nearby, View City

|              |                     |
|--------------|---------------------|
| Roof         | EPDM Membrane       |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$434             |

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Listing information last updated on August 29th, 2025 at 1:32pm MDT