

\$264,900 - 308 Ambleside Link Link, Edmonton

MLS® #E4426374

\$264,900

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover modern living in this stylish 2-bedroom, 2-bathroom condo at Lâ€™™Attitude Studios in Ambleside! This bright third-floor unit features new lighting, fresh paint, and brand-new appliances, including a fridge, microwave hood fan, and electric range. The open-concept layout offers 9-foot ceilings, a spacious living area, and a sleek kitchen with ample cabinetry and a breakfast bar. The primary bedroom boasts a walk through closet and private ensuite, while the second bedroom is perfect for guests or an office. Enjoy in-suite laundry, a private balcony, and heated underground parking with a locked storage space. Building amenities include a fitness center, guest suite, and social room. Steps from Currents of Windermere, with shopping, dining, and parks nearby. Easy access to transit and major roadways. A must-see for those seeking comfort, convenience, and extra storage!

Built in 2011

Essential Information

MLS® #	E4426374
Price	\$264,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	924
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	308 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

Amenities

Amenities	Assisted Living, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed March 19th, 2025
Days on Market 89
Zoning Zone 56
HOA Fees 75
HOA Fees Freq. Annually
Condo Fee \$434

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on June 15th, 2025 at 11:47pm MDT