

## \$284,900 - 122 320 Ambleside Link Link, Edmonton

MLS® #E4425261

**\$284,900**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WOW this GORGEOUS Carrington condo is a must see. Large spacious 2 bedroom + PLUS DEN, 2 bathroom condo located in the Currents of Windermere features over \$18,000 in upgrades. Condo unit features secure, underground heating parking stall, plus one energized surface parking stall, oversized caged storage unit, 9 foot ceilings, decora-style switches, expanded upper cabinets, oversized patio with natural gas outlet for BBQ and GFCI outlet on patio. The building amenities include Cat5e and cable outlets, front load stackable washer/dryer in suite, 4â€• baseboards, fully equipped fitness facility, social room with billiards and wet bar, guest suite, and pressurized air conditioned corridors and lobby, elevator service to all floors. Condo has vast improvements as listed below and is the largest unit in the building. Located on first floor of complex. Upgrades include: Dark hardwood floors throughout living and dining room, Quartz countertops in kitchen and bathrooms.

Built in 2014

### Essential Information

MLS® # E4425261

Price \$284,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	122 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Television Connection
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Public Swimming Pool, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 12th, 2025
Days on Market	46
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$615

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 April 27th, 2025 at 10:32am MDT