

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

MLS® #E4436700

**\$289,900**

2 Bedroom, 2.00 Bathroom, 869 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Whether you're a First-Time Buyer, Investor or Downsizer – This top floor unit with great natural light and open views checks all the boxes. Offering, affordability, location and low-maintenance living all in one! Walk into a spacious floor plan featuring a kitchen with plenty of cabinetry, stainless steel appliances, an eat-up bar perfect for cooking and entertaining. The primary bedroom includes a walk-through closet and private 3-piece ensuite, creating a comfortable retreat. The 2nd bedroom and bath are separated by the main living space, providing privacy for roommates or guests. There is a convenient in-suite laundry with lots of storage and the unit includes heated underground parking & a storage cage. Enjoy peace of mind in a clean, professionally run condominium with excellent amenities. Situated, just minutes from Currents of Windermere shopping centre, restaurants, parks, walking trails, public transit, and quick access to Anthony Henday.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436700  |
| Price     | \$289,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 869                    |
| 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 | Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                 |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, 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, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                 |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$434          |

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Listing information last updated on June 15th, 2025 at 4:17pm MDT