

## \$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 â€“ 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	32
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$434

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