

\$262,900 - 116 320 Ambleside Link, Edmonton

MLS® #E4443530

\$262,900

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

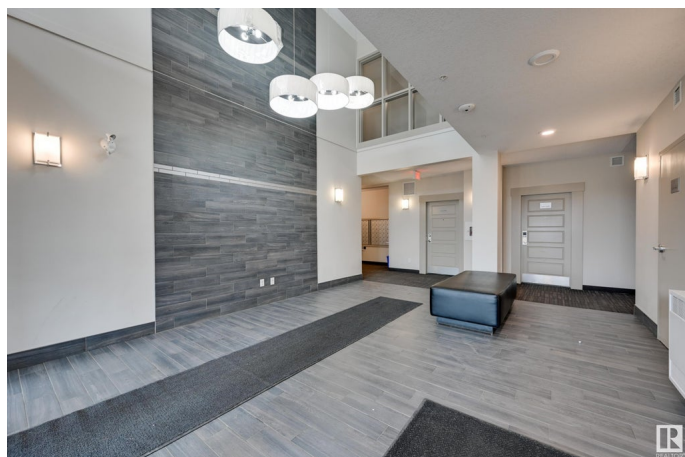
Ambleside, Edmonton, AB

Welcome to L'Attitude Studios in the desirable community of Ambleside. Offering 2 bedrooms, 2 bathrooms and 2 titled parking stalls (one underground & one surface), this unit is a must see! Bright and inviting upon entering with beautiful vinyl plank flooring and large windows. The kitchen island is a dream for entertaining. The built-in work space is perfect for kids, students or those working from home. Bedrooms are located on opposite sides of the unit for maximum privacy. Additional features include: storage cage, exercise room, social room with pool table, and a guest suite available for rent. Conveniently located within walking distance of walking trails, public transit, Currents of Windermere shopping complex, schools, playground, and restaurants.

Built in 2014

Essential Information

MLS® #	E4443530
Price	\$262,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	116 320 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Stall, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 20th, 2025
Days on Market	84
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$492

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 September 12th, 2025 at 2:17pm MDT