

## \$279,900 - 437 308 Ambleside Link, Edmonton

MLS® #E4456892

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios in the desirable community of Ambleside! Rare Opportunity â€“ Two Units Under One Title. Exceptional investment or multi-family living opportunity! This unique property offers two separate condo units under a single title, with one condo fee and one property tax bill. Each unit is fully self-contained with its own entrance, kitchen, and living space. Perfect for a multi-generational family, nanny/in-law suite, or investor. Live in one unit and rent the other to help pay the mortgage, or rent both for strong dual income potential. Rarely available and highly versatile â€“ donâ€™t miss out on this profitable condo investment. Top floor unit is made up of: one studio side/bath and one single bedroom/bath. Highlights include 2 titled parking stalls (1 underground & 1 surface stall), storage cage, exercise room, social room with pool table, and a guest suite available for rent per night. Close to all amenities and easy access to the Anthony Henday.

Built in 2011

### Essential Information

MLS® #	E4456892
Price	\$279,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	437 308 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0V3

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage Cage
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Flat

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$556

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Listing information last updated on September 11th, 2025 at 8:47am MDT