

## \$225,000 - 405 304 Ambleside Link, Edmonton

MLS® #E4449457

**\$225,000**

2 Bedroom, 2.00 Bathroom, 866 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

QUICK POSSESSION AVAILABLE! STOP PAYING RENT TODAY, with this AMAZING OPPORTUNITY to BUY in AMBLESIDE! This TOP FLOOR CONDO offers: a BRIGHT SOUTHWEST FACING UNIT, 9 FT CEILINGS, 2 BEDROOMS, 2 BATHROOMS & a DEN, with a SEPARATE TITLED UNDERGROUND & HEATED PARKING STALL w/STORAGE CAGE & a SURFACE TITLED PARKING STALL! Underground parking stall is conveniently located very close to the elevator. Perfect for first time buyers, students, or down-sizers & just steps away from main bus routes & the CURRENTS of WINDERMERE SHOPPING & ENTERTAINMENT COMPLEX! Other great features: ORIGINAL OWNER, SMOKE FREE, PET FREE, WIDE PLANK LAMINATE FLOORING, CARPETS FRESHLY CLEANED & PLENTY of CUPBOARD & COUNTER SPACE. Situated in L'Attitude Studios Condo Complex that offers 2 FITNESS ROOMS, 2 GUEST SUITES, A SOCIAL ROOM with POOL TABLE, SECURED & HEATED PARKADE with VIDEO SURVEILLANCE & INTERCOM SYSTEM. Quick access to the Anthony Henday & Whitemud Freeway. A great condo, in a great community, for a great price & a must see!

Built in 2010



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449457               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 866                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 405 304 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V2                |

## Amenities

|                |                                                                                                                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                                                                                                           |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                                                                                                                                                         |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| 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 | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 101             |
| Zoning         | Zone 56         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$493           |

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Listing information last updated on November 2nd, 2025 at 2:02am MST