

## \$263,000 - 224 304 Ambleside Link, Edmonton

MLS® #E4431050

**\$263,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stop renting and start owning in Ambleside! This stylish 2 bed + den, 2 bath condo offers amazing value with 2 titled parking stalls (one underground with storage cage). Ideal for first-time buyers, students, or downsizers, enjoy the open layout, 9 ft ceilings, and modern touches like wide plank flooring, dark cabinets, stainless steel appliances, and a spacious walk-in closet with ensuite. Set in Lâ€™Attitude Studios, youâ€™ll love the on-site fitness room, guest suite, social lounge with pool table, and heated, secure parkade with video surveillance. Walk to major bus routes and all the shops and restaurants at Currents of Windermere. Condo fees are \$460.41 and cover heat, water, reserve fund, janitorial services, and more. This is the lifestyle upgrade you've been waiting forâ€™donâ€™t miss it!

Built in 2010

### Essential Information

MLS® #	E4431050
Price	\$263,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.00



Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	224 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	See Remarks
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
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Days on Market	62
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$460

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Listing information last updated on June 17th, 2025 at 1:47pm MDT