

## \$189,900 - 409 320 Ambleside Link, Edmonton

MLS® #E4441295

**\$189,900**

1 Bedroom, 1.00 Bathroom, 603 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Upscale penthouse condominium unit with soaring ceilings, high-end finishings, underground parking & a perfect location that's within a few minutes to shopping, trendy restaurants, cafes, movie theatre, parks, lakes, walking trails & more. This immaculate unit features a contemporary floor plan with an abundance of window space that invites natural sunlight in. It has hardwood & tile flooring in the living areas, a peninsula-style kitchen with quartz countertops, attractive backsplash, breakfast counter & stainless steel appliances. There's also in-suite laundry, a dream walk-in closet off the bedroom, computer nook, modern bathroom, living room & spacious balcony. L'Attitude Studios is a well managed & meticulously maintained condominium complex that has a well-equipped, modern gym, social room & a guest suite available for owners. Easy access to Anthony Henday Drive & the international airport.

Built in 2014

### Essential Information

MLS® # E4441295

Price \$189,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	409 320 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### **Amenities**

Amenities	Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door
Parking	Heated, Stall, Underground, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 7th, 2025  
Days on Market                10  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$352

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 June 17th, 2025 at 6:17am MDT