

Courtesy Of Natasha Aiello Of Grassroots Realty Group

# \$269,900 - 316 304 Ambleside Link, Edmonton

MLS® #E4454353

**\$269,900**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Condo / Townhouse on 0.00 Acres

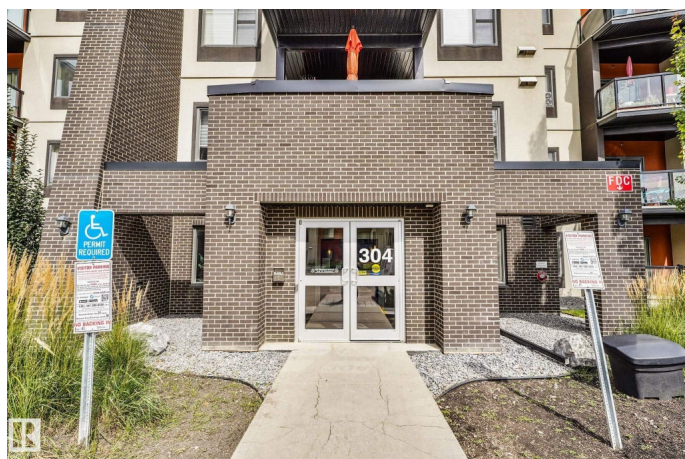
Ambleside, Edmonton, AB

This beautiful 2 Bedroom, 2 Bath condo with a DEN offers the perfect mix of comfort and style. The open-concept layout is bright and inviting, with a modern kitchen that flows into the dining and living areas. The primary suite includes its own ensuite and generous closet space, while the second bedroom and den provide plenty of flexibility for guests, a home office, or hobbies. Enjoy in-suite laundry, two full bathrooms, and a private balcony with peaceful views of GREEN SPACE. This thoughtfully designed home makes the most of every square foot and it's absolutely amazing! The building offers top-notch amenities including an exercise room, social room, and guest suite, while the location puts you steps from countless restaurants, entertainment, and SHOPPING!

Built in 2010

## Essential Information

MLS® #	E4454353
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2010



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

### **Community Information**

Address	316 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Intercom, No Animal Home, Parking-Visitor, Secured Parking, Social Rooms, See Remarks
Parking Spaces	1
Parking	Heated, Underground
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	SBS Roofing System
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	26
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$434

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Listing information last updated on September 17th, 2025 at 2:17pm MDT