# \$276,000 - 305 320 Ambleside Link, Edmonton

MLS® #E4424535

## \$276,000

2 Bedroom, 2.00 Bathroom, 853 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

This 2 bedrooms unit located in L'ATTITUDE STUDIOS. The unit is in MINT condition. Feature 9' ceilings throughout the unit. Modern design kitchen looking over the LIVING and DINING room. Nice sized master bedroom comes with walk through closet and 3 piece full bath. Other good sized bedroom and 4 piece full bath also in the unit as well. HE appliances. Complex has FITNESS ROOM, SOCIAL ROOM. Also comes with one underground parking and Storage. Walking distance to SHOPPING, PUBLIC TRANSIT. Close to SCHOOL and EASY ACCESS to ANTHONY HENDAY and WHITEMUD freeway.



## **Essential Information**

MLS® # E4424535 Price \$276,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

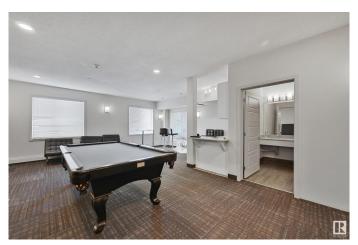
Square Footage 853 Acres 0.00

Year Built 2014

Type Condo / Townhouse Sub-Type Lowrise Apartment







Style Single Level Apartment

Status Active

## **Community Information**

Address 305 320 Ambleside Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2Z9

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise

Room, Intercom, Parking-Visitor, Secured Parking, Social Rooms,

Sprinkler System-Fire, Vinyl Windows, Storage Cage

Parking Heated, Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Tar & amp; Gravel

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 7th, 2025

Days on Market 46

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$466

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 April 22nd, 2025 at 11:02am MDT