# \$266,000 - 224 304 Ambleside Link, Edmonton

MLS® #E4431050

#### \$266,000

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, black appliances, and a spacious walk-in closet with ensuite. Set in L'Attitude Studios, you'II 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€"don't miss it!

Built in 2010

## **Essential Information**

MLS® # E4431050

Price \$266,000

Bedrooms 2

Bathrooms 2.00

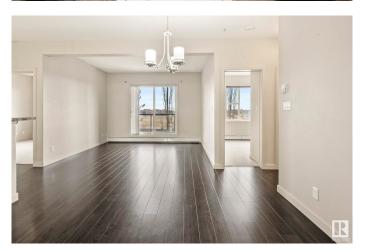
Full Baths 2

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 & Damp; Gravel
Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

#### Additional Information

Date Listed April 16th, 2025

Days on Market 3

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$460

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