# \$289,900 - 430 308 Ambleside Link Link, Edmonton

MLS® #E4436700

### \$289,900

2 Bedroom, 2.00 Bathroom, 869 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Whether you're a First-Time Buyer, Investor or Downsizer â€" This top floor unit with great natural light and open views checks all the boxes. Offering, affordability, location and low-maintenance living all in one! Walk into a spacious floor plan featuring a kitchen with plenty of cabinetry, stainless steel appliances, an eat-up bar perfect for cooking and entertaining. The primary bedroom includes a walk-through closet and private 3-piece ensuite, creating a comfortable retreat. The 2nd bedroom and bath are separated by the main living space, providing privacy for roommates or guests. There is a convenient in-suite laundry with lots of storage and the unit includes heated underground parking & a storage cage. Enjoy peace of mind in a clean, professionally run condominium with excellent amenities. Situated, just minutes from Currents of Windermere shopping centre, restaurants, parks, walking trails, public transit, and quick access to Anthony Henday.



# **Essential Information**

MLS® # E4436700 Price \$289,900

Bedrooms 2 Bathrooms 2.00







Full Baths 2

Square Footage 869
Acres 0.00
Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 430 308 Ambleside Link Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0V3

## **Amenities**

Amenities Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor,

Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, See Remarks, Storage Cage

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, 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 Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Tar & amp; Gravel

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 34

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$434

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