

## \$265,000 - 304 Ambleside Link Link, Edmonton

MLS® #E4441916

**\$265,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover this beautifully updated 2 BEDROOM and DEN apartment in the heart of Windermere! New floors have just been installed. You walk in to a spacious entry, cozy dining room and open kitchen. The dining room is open and cozy, walk right out to the large balcony. The main bedroom is spacious with a walk in closet and ensuite bathroom. The second bedroom is on the opposite side and close to the full bathroom. Donâ€™t forget the in suite laundry. There is also an Heated titled underground parking stall and storage unit. Ideally situated with easy access to Anthony Henday and Terwillegar drive, youâ€™re just minutes from schools, parks, shopping malls, playgrounds, and bus stopsâ€”everything you need is close by! Donâ€™t miss this fantastic opportunity!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441916  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 870       |
| Acres          | 0.00      |
| Year Built     | 2010      |



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

### Community Information

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

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Hot Water, Water  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane   |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 5        |
| Zoning         | Zone 56  |
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$475    |

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Listing information last updated on June 16th, 2025 at 10:02am MDT