

# **\$170,000 - 201 103 Ambleside Drive, Edmonton**

MLS® #E4449402

**\$170,000**

1 Bedroom, 1.00 Bathroom, 679 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome home to this modern 1 bedroom, 1 bathroom condo in the heart of Ambleside! Enjoy the convenience of in-suite laundry, underground parking, and access to a well-equipped exercise room. This bright and functional unit is perfect for first-time buyers, downsizers, or investors. Surrounded by scenic walking paths, parks, and lush green space, it's also just steps away from shops, restaurants, and the Windermere shopping district. A great opportunity in a vibrant community!

Built in 2008

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449402               |
| Price          | \$170,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 679                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**



|             |                         |
|-------------|-------------------------|
| Address     | 201 103 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Exercise Room, Patio         |
| Parking   | Heated, Parkade, Underground |

### **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           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stone, Vinyl          |
| Exterior Features | Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stone, Vinyl          |
| Foundation        | Concrete Perimeter          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$395           |

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