

## \$250,000 - 224 304 Ambleside Link, Edmonton

MLS® #E4451418

**\$250,000**

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, stainless steel appliances, and a spacious walk-in closet with ensuite. Set in Lâ€™Attitude Studios, youâ€™ll 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€™donâ€™t miss it!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451418  |
| Price          | \$250,000 |
| 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 & Gravel                                                                                                      |
| Construction      | Wood, Brick, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 5th, 2025 |
|-------------|------------------|

|                |          |
|----------------|----------|
| Days on Market | 15       |
| Zoning         | Zone 56  |
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$460    |

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Listing information last updated on August 20th, 2025 at 7:32pm MDT