

## \$264,900 - 308 Ambleside Link Link, Edmonton

MLS® #E4426374

**\$264,900**

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover modern living in this stylish 2-bedroom, 2-bathroom condo at Lâ€™™Attitude Studios in Ambleside! This bright third-floor unit features new lighting, fresh paint, and brand-new appliances, including a fridge, microwave hood fan, and electric range. The open-concept layout offers 9-foot ceilings, a spacious living area, and a sleek kitchen with ample cabinetry and a breakfast bar. The primary bedroom boasts a walk through closet and private ensuite, while the second bedroom is perfect for guests or an office. Enjoy in-suite laundry, a private balcony, and heated underground parking with a locked storage space. Building amenities include a fitness center, guest suite, and social room. Steps from Currents of Windermere, with shopping, dining, and parks nearby. Easy access to transit and major roadways. A must-see for those seeking comfort, convenience, and extra storage!

Built in 2011

### Essential Information

MLS® #	E4426374
Price	\$264,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	924
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

### Amenities

Amenities	Assisted Living, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 19th, 2025  
Days on Market                88  
Zoning                              Zone 56  
HOA Fees                         75  
HOA Fees Freq.                Annually  
Condo Fee                        \$434

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 15th, 2025 at 5:02pm MDT