

# \$276,000 - 305 320 Ambleside Link, Edmonton

MLS® #E4424535

**\$276,000**

2 Bedroom, 2.00 Bathroom, 853 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

This 2 bedrooms unit located in L'ATTITUDE STUDIOS. The unit is in MINT condition. Feature 9' ceilings throughout the unit. Modern design kitchen looking over the LIVING and DINING room. Nice sized master bedroom comes with walk through closet and 3 piece full bath. Other good sized bedroom and 4 piece full bath also in the unit as well. HE appliances. Complex has FITNESS ROOM, SOCIAL ROOM. Also comes with one underground parking and Storage. Walking distance to SHOPPING, PUBLIC TRANSIT. Close to SCHOOL and EASY ACCESS to ANTHONY HENDAY and WHITEMUD freeway.

Built in 2014

## Essential Information

MLS® #	E4424535
Price	\$276,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 305 320 Ambleside Link  
Area Edmonton  
Subdivision Ambleside  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 2Z9

### Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage  
Parking Heated, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Control, 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, Brick, Stucco  
Exterior Features Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Tar & Gravel  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025  
Days on Market 41  
Zoning Zone 56

HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$466

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 April 17th, 2025 at 12:47pm MDT