

# \$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 30  
Zoning Zone 56

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

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Listing information last updated on April 6th, 2025 at 4:02am MDT