

## \$289,900 - 412 304 Ambleside Link, Edmonton

MLS® #E4425026

**\$289,900**

2 Bedroom, 2.00 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Perfect Southwest condo! This well-kept TWO Bedrooms plus a Den, TWO full bathrooms; Underground Heated parking stall with storage, Onsite Gym, social room. Walking distance to beautiful trails and ponds is a must see. This unit is located in the DESIRED family-friendly neighborhood of Ambleside that has earned a reputation to be one of the safest and luxurious places to live at! This open-concept floor plan gives you a bright and spacious home. The kitchen has stainless steel appliances, plenty of cabinets, a pantry, and an eat-up bar with room for stool seating. The dining area connect the kitchen and the Den. Living room with balcony access is a breathtaking. The master boasts a large walk-in closet and en-suite, second bedroom comes with a great size alongside the full bathroom. Fantastic Location right across the street from The Currents of Windermere Shopping and Entertainment Plaza offering all of your shopping, dining, and entertainment needs.

Built in 2010

### Essential Information

MLS® # E4425026

Price \$289,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 913                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 412 304 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V2                |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | 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, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 56          |
| Condo Fee      | \$469            |

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 May 1st, 2025 at 6:47pm MDT