

## \$189,900 - 409 320 Ambleside Link, Edmonton

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MLS® #E4441295

**\$189,900**

1 Bedroom, 1.00 Bathroom, 603 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Upscale penthouse condominium unit with soaring ceilings, high-end finishings, underground parking & a perfect location that's within a few minutes to shopping, trendy restaurants, cafes, movie theatre, parks, lakes, walking trails & more. This immaculate unit features a contemporary floor plan with an abundance of window space that invites natural sunlight in. It has hardwood & tile flooring in the living areas, a peninsula-style kitchen with quartz countertops, attractive backsplash, breakfast counter & stainless steel appliances. There's also in-suite laundry, a dream walk-in closet off the bedroom, computer nook, modern bathroom, living room & spacious balcony. L'Attitude Studios is a well managed & meticulously maintained condominium complex that has a well-equipped, modern gym, social room & a guest suite available for owners. Easy access to Anthony Henday Drive & the international airport.



Built in 2014

### Essential Information

MLS® #	E4441295
Price	\$189,900
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	409 320 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door
Parking	Heated, Stall, Underground, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 7th, 2025  
Days on Market                13  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$352

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Listing information last updated on June 20th, 2025 at 7:02pm MDT