

\$225,000 - 405 304 Ambleside Link, Edmonton

MLS® #E4449457

\$225,000

2 Bedroom, 2.00 Bathroom, 866 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

QUICK POSSESSION AVAILABLE! STOP PAYING RENT TODAY, with this AMAZING OPPORTUNITY to BUY in AMBLESIDE! This TOP FLOOR CONDO offers: a BRIGHT SOUTHWEST FACING UNIT, 9 FT CEILINGS, 2 BEDROOMS, 2 BATHROOMS & a DEN, with a SEPARATE TITLED UNDERGROUND & HEATED PARKING STALL w/STORAGE CAGE & a SURFACE TITLED PARKING STALL! Underground parking stall is conveniently located very close to the elevator. Perfect for first time buyers, students, or down-sizers & just steps away from main bus routes & the CURRENTS of WINDERMERE SHOPPING & ENTERTAINMENT COMPLEX! Other great features: ORIGINAL OWNER, SMOKE FREE, PET FREE, WIDE PLANK LAMINATE FLOORING, CARPETS FRESHLY CLEANED & PLENTY of CUPBOARD & COUNTER SPACE. Situated in L'Attitude Studios Condo Complex that offers 2 FITNESS ROOMS, 2 GUEST SUITES, A SOCIAL ROOM with POOL TABLE, SECURED & HEATED PARKADE with VIDEO SURVEILLANCE & INTERCOM SYSTEM. Quick access to the Anthony Henday & Whitemud Freeway. A great condo, in a great community, for a great price & a must see!

Built in 2010



Essential Information

MLS® #	E4449457
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	405 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1

Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	102
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$493

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 November 3rd, 2025 at 1:32am MST