

## \$279,900 - 437 308 Ambleside Link, Edmonton

MLS® #E4456892

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios in the desirable community of Ambleside! Rare Opportunity â€“ Two Units Under One Title. Exceptional investment or multi-family living opportunity! This unique property offers two separate condo units under a single title, with one condo fee and one property tax bill. Each unit is fully self-contained with its own entrance, kitchen, and living space. Perfect for a multi-generational family, nanny/in-law suite, or investor. Live in one unit and rent the other to help pay the mortgage, or rent both for strong dual income potential. Rarely available and highly versatile â€“ donâ€™t miss out on this profitable condo investment. Top floor unit is made up of: one studio side/bath and one single bedroom/bath. Highlights include 2 titled parking stalls (1 underground & 1 surface stall), storage cage, exercise room, social room with pool table, and a guest suite available for rent per night. Close to all amenities and easy access to the Anthony Henday.

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456892  |
| Price    | \$279,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 437 308 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6V 0V3                |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                                                                                     |

### Interior

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two |
| 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 | Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                      |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 56             |
| HOA Fees       | 50                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$556               |

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Listing information last updated on September 13th, 2025 at 1:32pm MDT