

# **\$308,888 - 411 304 Ambleside Link Link, Edmonton**

MLS® #E4463445

**\$308,888**

3 Bedroom, 2.00 Bathroom, 1,062 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Executive Top Floor Corner Unit with 3 Bedrooms, and 2 Parking Stalls. Welcome to Lâ€™Attitude Studios where modern design meets executive living! This rare top-floor corner unit offers an Open Concept layout with Soaring 17 Foot ceilings in the living room, with floor to ceiling windows that flood the space with natural light. This home is loaded with upgrades including high-end flooring, quartz countertops in the kitchen, and bathrooms. The chefâ€™s kitchen is an entertainerâ€™s dream with a massive peninsula island, rich espresso cabinetry, and stainless steel appliances. The Master suite includes a walk-through closet leading to your Full Bathroom Ensuite. Two more large bedrooms. With access to the deck from all 3 Bedrooms. Stepping out onto the 292 SQFT Wrap Around Balcony with a gorgeous view overlooking the Windermere shopping plaza, perfect for relaxing or entertaining. Underground Parking with a Storage Cage. This is truly one of a kind, a stylish unit offering comfort, convenience, and luxury living.

Built in 2010

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4463445  |
| Price  | \$308,888 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,062                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 411 304 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V2                     |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Vaulted Ceiling, See Remarks |
| Parking   | Stall, Underground           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Brick, Stucco      |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Tar & Gravel             |
| Construction      | Wood, Brick, Stucco      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                6  
Zoning                              Zone 56  
Condo Fee                        \$520

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