

# \$299,900 - 123 320 Ambleside Link Link, Edmonton

MLS® #E4422603

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

HIGH-END executive corner unit in a SHOW HOME condition at L'ATTITUDE STUDIOS in community of Ambleside. This spacious 1,076.60 sq. ft., 2 bdrm, 2 full baths + den, perfect for a home office. 2 titled parking stalls (1 underground w/ storage, 1 surface). 9' ceilings, kitchen w/ S.S appliances, quartz counters & huge island. The open layout maximizes space between the LR, DR & kitchen. Large primary bedroom w/ walk-through closet & 3pc ensuite. For added privacy, the second bdrm is located across the LR & has nearby 4pc bath. Unit also includes stackable washer & dryer. Enjoy sunny mornings on your large private patio w/ plenty of space for dining set and BBQ. New vinyl plank flooring throughout the unit, and ceramic tiles in the baths. The original owner has kept this unit in meticulous condition. The complex features an exercise room, guest suite & social/rec room. Located close to Windermere shopping center, easy access to Anthony Henday, schools and public transportation. Move-in ready!



Built in 2014

## Essential Information

MLS® #	E4422603
Price	\$299,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	123 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Security Door
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, See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	43
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$615

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