

## \$269,900 - 316 304 Ambleside Link, Edmonton

MLS® #E4454353

**\$269,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

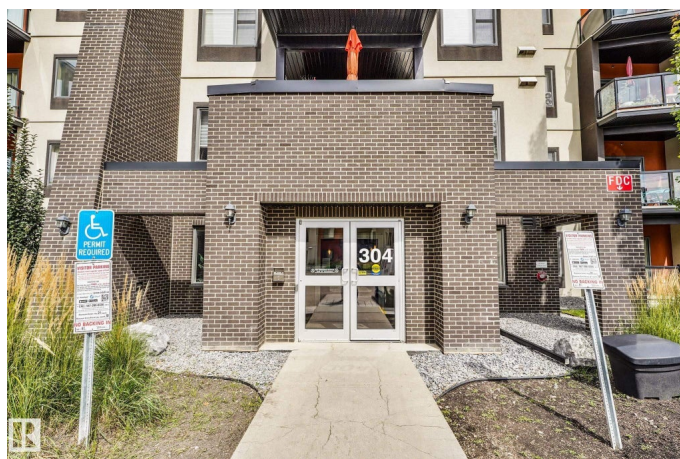
Ambleside, Edmonton, AB

This beautiful 2 Bedroom, 2 Bath condo with a DEN offers the perfect mix of comfort and style. The open-concept layout is bright and inviting, with a modern kitchen that flows into the dining and living areas. The primary suite includes its own ensuite and generous closet space, while the second bedroom and den provide plenty of flexibility for guests, a home office, or hobbies. Enjoy in-suite laundry, two full bathrooms, and a private balcony with peaceful views of GREEN SPACE. This thoughtfully designed home makes the most of every square foot—and it's absolutely amazing! The building offers top-notch amenities including an exercise room, social room, and guest suite, while the location puts you steps from countless restaurants, entertainment, and SHOPPING!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454353  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 842       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 316 304 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V2                |

### Amenities

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Intercom, No Animal Home, Parking-Visitor, Secured Parking, Social Rooms, See Remarks |
| Parking Spaces | 1                                                                                                                                      |
| Parking        | Heated, Underground                                                                                                                    |
| Is Waterfront  | Yes                                                                                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | SBS Roofing System                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                        |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$434             |

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 September 11th, 2025 at 4:47am MDT