

## \$279,900 - 216 320 Ambleside Link Link, Edmonton

MLS® #E4439399

**\$279,900**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

2-Bed, 2-Bath Condo in L'Attitude Studios with 2-Titled Parking Stalls – This move-in ready unit is located in the desirable SW community Ambleside and offers a modern open floor plan with sleek, upgraded finishes and 9 foot ceilings. Spacious kitchen with large island, granite countertops, stainless steel appliances, and a pantry. Bright living area with built-in tech space and direct access to a sunny west-facing balcony – With Gas BBQ Hookup. The primary bedroom includes a walk-through closet and 3-piece en-suite, while the second bedroom is located on the opposite side and also boasts a walk-through closet with access to the main 4-piece bath. In-suite laundry, Built in Portable AC Vent, One heated underground stall with storage cage and one surface add convenience. Enjoy building amenities like a fully-equipped gym, social room, and guest suite. Ideally located near parks, shopping, dining, public transit, and major roads. Ideal for professionals, Investors and small families!

Built in 2014

### Essential Information

MLS® #	E4439399
Price	\$279,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	216 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Stall, Underground, See Remarks

### 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	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Public Transportation, Shopping Nearby, See Remarks
Roof	Flat

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$492

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