

## **\$264,500 - 138 308 Ambleside Link Link, Edmonton**

MLS® #E4447644

### **\$264,500**

2 Bedroom, 2.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Enjoy carefree living with this 2 bedroom, 2 bathroom home in Ambleside. No yardwork; no snow removal; no exterior maintenance. Which means you get more free time; predictable costs; access to amenities including a gym and guest suite; more social opportunities. L'Attitude Studios is just minutes away from the Currents at Windermere featuring great restaurants, prime retailers and amazing food shopping options. The moment you step inside, you'll see that this is no cookie-cutter condo. There is a nicely finished kitchen featuring wood cabinets, granite counters and stainless steel appliances with a good sized eating area. The living room is perfect for putting your feet up after a tiring day. There are 2 bedrooms including the primary with large windows and an ensuite boasting a granite counter top, 2 sinks and walk-in closet. A unique feature is the patio overlooking a quiet street. It has a gate which allows easy access for friends visiting or unloading the car. Included are 2 titled parking stalls.

Built in 2011

### **Essential Information**

MLS® # E4447644

Price \$264,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 990                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 138 308 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V3                     |

### Amenities

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Social Rooms |
| Parking Spaces | 2                                                                                                                                                                 |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                                               |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                           |
| # of Stories      | 4                                                                                                                |
| Stories           | 1                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | None, No Basement                                                                                                |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat, Roll Roofing                                                                                                     |
| Construction      | Wood, Brick, Stucco                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                     |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dr. Margaret-Ann Armour    |
| Middle     | Constable Daniel Woodall   |
| High       | Mother Margaret Mary Catho |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$504           |

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Listing information last updated on August 3rd, 2025 at 11:47am MDT