

\$269,900 - 214 304 Ambleside Link Link, Edmonton

MLS® #E4454086

\$269,900

3 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Are you ready for this fabulous second-floor condo in Ambleside's premier complex? This spacious home offers 2 bedrooms, 2 baths, and upgrades throughout, including premium laminate flooring, renovated kitchen with the original 2-tiered island converted into a stunning flat 9-foot island with undercabinet lighting, updated stainless steel appliances (2020), and a new washer & dryer (2021). With 9-foot ceilings, an A/C system with two wall ventilation fans + ceiling fans in both bedrooms, comfort is built right in. You'll love the heated underground parking with storage conveniently located by the elevators, plus a NW-facing balcony with views & mature trees. Condo fees of just \$435/month include heat and water, while the building offers incredible amenities: 2 guest suites, 2 gyms, and a social lounge with kitchen and pool table. Pet-friendly (2 max, under 14lbs), and ideally located across from the Currents of Windermere with endless shops, restaurants, and walking paths right out your door!

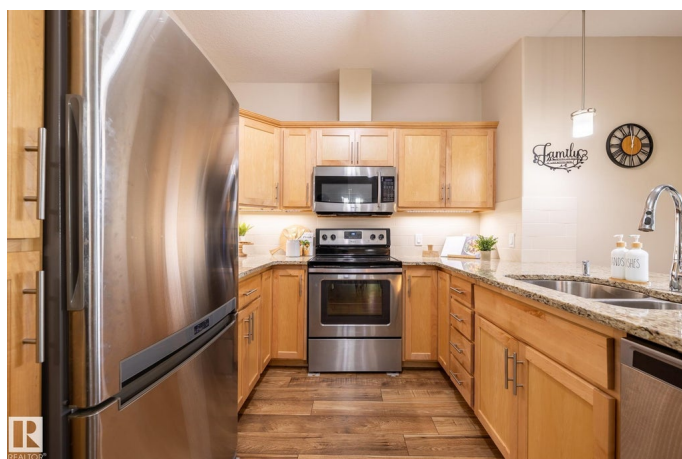
Built in 2010

Essential Information

MLS® # E4454086

Price \$269,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	214 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Guest Suite, Parking-Visitor, Party Room, Patio, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby, View City
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
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 August 21st, 2025 at 6:47pm MDT