

## \$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 and a renovated kitchen featuring a stunning flat 9-foot island (originally a 2-tiered island) with under-cabinet 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, and 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 trees & views. 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 14#), this condo is 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 |
| Days on Market | 61                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$434             |

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Listing information last updated on October 20th, 2025 at 11:47pm MDT