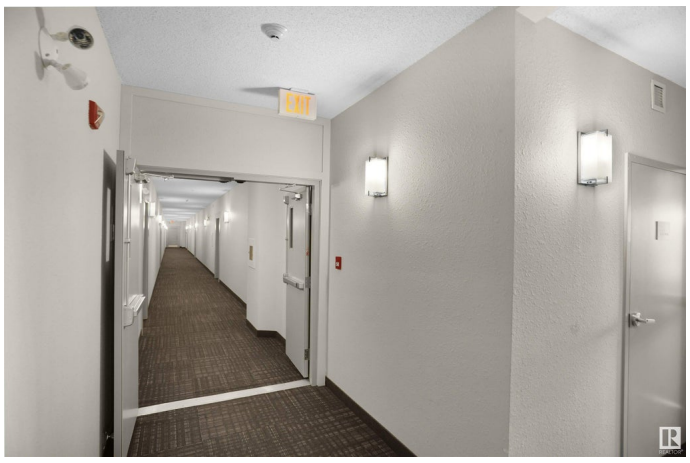
Courtesy Of Kunal Sachdeva Of RE/MAX Excellence

$264,900 - 304 320 Ambleside Link Link, Edmonton

MLS® #E4447038

$264,900
2 Bedroom, 2.00 Bathroom, 909 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB



Welcome to Lâ€™Attitude Studios! This rare 3rd floor gem offers 2 spacious bedrooms, 2 full bathrooms, and 1 titled underground parking stall with storage. FRESHLY PAINTED & PROFESSIONALLY CLEANED this bright and airy unit features a functional open layout with bedrooms on opposite sides for added privacy. The modern kitchen boasts stainless steel appliances, and the cozy balcony offers a serene, park-like viewâ€”perfect for relaxing evenings. The primary suite includes a 3-piece ensuite, while in-suite laundry adds everyday convenience. Enjoy a well-maintained building with fantastic amenities like a gym, social room, and guest suite. The heated underground parking stall is ideally located near the elevator and exit. Steps from Currents of Windermere with shops, restaurants, and entertainment, and surrounded by parks, trails, and top-rated schools in the desirable Ambleside communityâ€”this is urban living at its best!

Built in 2014

Essential Information

MLS® #	E4447038
Price	$264,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	304 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

Amenities

Amenities	Parking-Visitor
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, 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, Gated Community, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 10th, 2025
Days on Market	39
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	$482

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Listing information last updated on August 18th, 2025 at 3:17am MDT