

## **\$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
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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	12
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$504

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