

## \$274,900 - 408 320 Ambleside Link, Edmonton

MLS® #E4448410

**\$274,900**

2 Bedroom, 2.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to your new home in the desirable Ambleside! TWO TITLED PARKINGS. This stunning 9ft ceiling 2 bedroom 2 bathroom unit offers the perfect combination of peace and convenience. Step inside and feel the warmth of natural sunlight. The en-suite master bedroom features a large window, double walk-through closets and an 3-piece en-suite. The unit also comes with a spacious living room and dining room with loaded of sunlights. One Heated Underground Parking with Storage, One Surface Parking, GYM, and Patio are all included. Don't miss out on this exceptional opportunity to own a beautiful and convenient home!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4448410          |
| Price          | \$274,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 860               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 408 320 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Z9                |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio |
| Parking   | Heated, Underground                    |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Metal                                                 |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dr. Margaret-Ann Armour Sc |
| Middle     | Dr. Margaret-Ann Armour Sc |
| High       | Lillian Osborne School     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 16th, 2025 |
|-------------|-----------------|

Days on Market     16  
Zoning                Zone 56  
Condo Fee           \$501

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