

## \$259,900 - 124 304 Ambleside Link Link, Edmonton

MLS® #E4442941

**\$259,900**

2 Bedroom, 2.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Stylish and spacious 2 BED + DEN, 2 BATH condo with 2 TITLED PARKING STALLS. 1 right outside your door and 1 underground with a storage locker. PLUS A/C & ALL NEW APPLIANCES, including sleek black stainless steel in the kitchen and full sized washer and dryer. Enjoy the open layout with 9ft ceilings, wide plank flooring and modern tones throughout. The standout? A huge 300 sqft private patio with gate access to green space, perfect for pet lovers and outdoor relaxation. The primary suite offers a walk-through closet and ensuite, and there's in-suite laundry for added convenience. Walk to movie theatres, groceries, restaurants, and shops at the Currents of Windermere. Lâ€™™Attitude Studios offers secure underground parking with video surveillance, 2 fitness rooms, guest suites and a social lounge with pool table. Quick access to transit and major routes make this location unbeatable. A fantastic home that truly checks all the boxes!

Built in 2010

### Essential Information

MLS® #	E4442941
Price	\$259,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	860
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	124 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage Cage
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, 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, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$460

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Listing information last updated on June 20th, 2025 at 5:02pm MDT