

## \$245,000 - 416 304 Ambleside Link Link, Edmonton

MLS® #E4449760

**\$245,000**

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

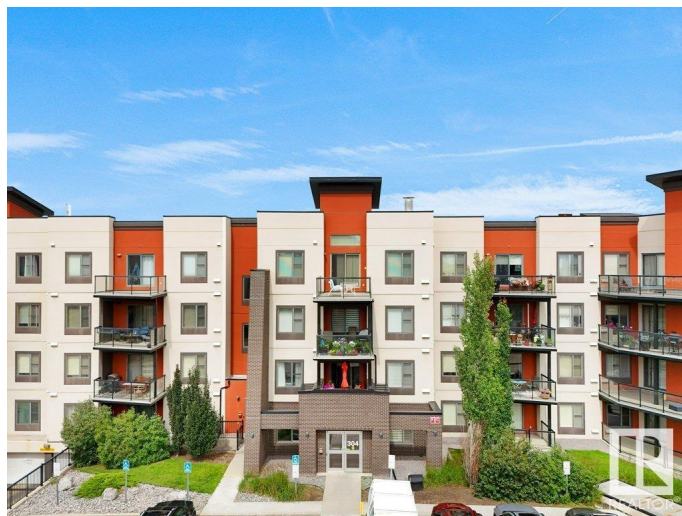
Ambleside, Edmonton, AB

Welcome to this well-maintained 2-bedroom, 2-full-bathroom condo with a den and private balcony, situated in the desirable community of Windermere. This bright and freshly painted unit features stainless steel appliances and an open-concept layout perfect for modern living. Includes two titled parking stalls – one underground and one surface stall – along with a dedicated storage cage for added convenience. The building offers excellent amenities, including a gym, recreation room, and guest suite. Situated just steps from Currents of Windermere shopping center, cineplex, transit, schools and easy access to major highways. Ideal for first-time buyers, investors, or those looking to downsize. Move-in ready!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449760  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 865       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 416 304 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V2                     |

### Amenities

|           |                                                                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows, See Remarks, Storage Cage |
| Parking   | Stall, Underground                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Brick, Stucco                                                                                         |
| Foundation        | Slab                                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$460           |

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Listing information last updated on August 11th, 2025 at 1:17pm MDT