# \$299,888 - 403 320 Ambleside Link Link, Edmonton

MLS® #E4436080

#### \$299,888

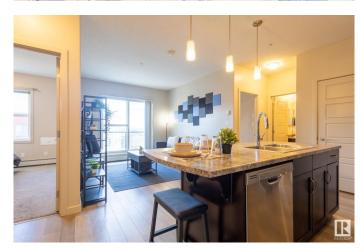
2 Bedroom, 2.00 Bathroom, 783 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Investor alert or savvy home seeker, this one checks all the boxes! Whether you're looking for solid rental income or a truly turnkey, low-maintenance home, this property delivers. Immaculately maintained, welcome to this TOP-FLOOR, MOVE-IN READY gem located in the highly sought-after Ambleside. Enjoy the luxury of TWO HEATED UNDERGROUND CORNER PARKING STALLS, one oversized for larger vehicles and the other with an XL storage locker. Overlooking a beautifully manicured courtyard & not a parking lot, this bright and quiet unit offers both style and serenity. The building features a private gym, a rentable guest suite, and a social/recreation room. Step outside and you're just moments from everything: Cineplex Odeon, Wine & Beyond, groceries, home improvement stores, top-rated restaurants, & tranquil parks and trails. With quick access to Anthony Henday Drive, Terwillegar Drive, & Whitemud, plus nearby transit options, this location is unbeatable. Be Wowed!







Built in 2014

# **Essential Information**

MLS® # E4436080 Price \$299,888

Bedrooms 2

Bathrooms 2.00 Full Baths 2

Square Footage 783

Acres 0.00 Year Built 2014

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 403 320 Ambleside Link Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2Z9

#### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Exercise Room, Guest Suite, No Animal

Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire,

Storage Cage, Natural Gas BBQ Hookup

Parking Spaces 2

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski

Hill Nearby

Roof Tar & amp; Gravel

Construction Wood, Stucco

Foundation Concrete Perimeter

# **School Information**

Elementary Dr. Margaret-Ann Armour

Middle Dr. Margaret-Ann Armour

#### **Additional Information**

Date Listed May 13th, 2025

Days on Market 64

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$492

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