

## \$249,900 - 140 308 Ambleside Link, Edmonton

MLS® #E4447493

**\$249,900**

2 Bedroom, 2.00 Bathroom, 790 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover this rare gem—a beautifully maintained 2-bedroom, 2-bath condo nestled in the highly sought-after Windermere neighborhood. This unit features 9â€™™ ceilings, in-suite laundry, and a full-length patio in a quiet, tree-lined setting, perfect for relaxing outdoors. The spacious master bedroom includes a walk-in closet and a private ensuite, while the second bedroom is generously sized. Enjoy the convenience of titled underground parking and a secure storage space. The building offers excellent amenities including a fitness room, social room (in Building 304), guest suite, and plenty of visitor parking out front. Just a short walk to the Currents of Windermere and nearby parks, this condo combines comfort, style, and location—a true rare find!

Built in 2011

### Essential Information

MLS® #	E4447493
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.00
Year Built	2011



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

### Community Information

Address	140 308 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 12th, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$408

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