

Courtesy Of Christina A Reid Of Century 21 Leading

## \$249,900 - 202 304 Ambleside Link Link, Edmonton

MLS® #E4451791

**\$249,900**

2 Bedroom, 2.00 Bathroom, 956 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning corner unit in Ambleside with beautiful park views! This bright and spacious 2-bedroom, 2-bath condo offers the perfect layout with bedrooms on opposite sides for added privacy. The modern kitchen opens to a spacious living area, and the large deck is ideal for relaxing or entertaining while overlooking the park. Enjoy the convenience of in-suite laundry, one underground heated parking stall, and an additional surface stall. The building features fantastic amenities including a fully equipped exercise room, guest suite, and a recreation room for gatherings. Located in one of Southwest Edmonton's most sought-after neighbourhoods, you're just minutes from Currents of Windermere, restaurants, shopping, and public transit. Ideal for first-time buyers, downsizers, or investors—this unit offers comfort, convenience, and a lifestyle you'll love. Don't miss your chance to own in Ambleside!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451791  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 202 304 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V2                     |

### Amenities

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Storage Cage |
| Parking Spaces | 2                                                                                                                                                    |
| Parking        | Heated, Parkade, Stall                                                                                                                               |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                           |
|--------------|---------------------------|
| Roof         | Metal, SBS Roofing System |
| Construction | Wood, Brick, Stucco       |
| Foundation   | Slab                      |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | DR. MARGARET-ANN ARMOUR |
| Middle     | St. John XXIII Catholic |
| High       | LILLIAN OSBORNE         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$504            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 12th, 2025 at 11:32pm MDT