# \$269,900 - 116 320 Ambleside Link, Edmonton

MLS® #E4443530

### \$269,900

2 Bedroom, 2.00 Bathroom, 843 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios in the desirable community of Ambleside. Offering 2 bedrooms, 2 bathrooms and 2 titled parking stalls (one underground & one surface), this unit is a must see! Bright and inviting upon entering with beautiful vinyl plank flooring and large windows. The kitchen island is a dream for entertaining. The built-in work space is perfect for kids, students or those working from home. Bedrooms are located on opposite sides of the unit for maximum privacy. Additional features include: storage cage, exercise room, social room with pool table, and a guest suite available for rent. Conveniently located within walking distance of walking trails, public transit, Currents of Windermere shopping complex, schools, playground, and restaurants.



#### **Essential Information**

MLS® # E4443530 Price \$269,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

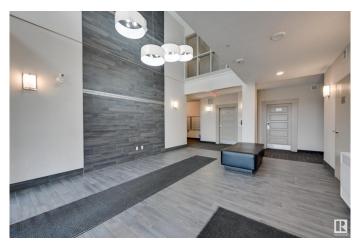
Square Footage 843

Acres 0.00

Year Built 2014







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 116 320 Ambleside Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2Z9

## **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Guest

Suite, No Animal Home, No Smoking Home, Parking-Visitor, Social

Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage

Parking Spaces 2

Parking Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator,

Stacked Washer/Dryer, Stove-Electric, Window Coverings

Heating Baseboard, Natural Gas, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Tar & T

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 10

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$492

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 June 30th, 2025 at 6:32pm MDT