

# \$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.

Built in 2014

## 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 & Gravel   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### 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