

## \$268,000 - 115 320 Ambleside Link, Edmonton

MLS® #E4419034

**\$268,000**

2 Bedroom, 2.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Picture this: weekend brunch at the island, espresso in hand, sun streaming through soaring 9ft ceilings—welcome to the lifestyle you™ve been craving. This main-floor stunner is the perfect blend of modern and zero-maintenance living, tailor-made for young professionals or couples who want it all. The open-concept kitchen features a Quartz island, plenty of space to prep, sip wine, or impress guests with your latest culinary experiment. The primary suite? A total vibe, with dual closets and ensuite that feels straight out of a boutique hotel. The second bedroom?—Your call because flexibility is everything. Step outside to your private patio, where morning coffee and post-work unwinding just hit different. This unit comes with 2 titled stalls (one heated underground with storage, one surface). Located by Currents of Windermere, you™re surrounded by top restaurants, fitness studios, and everything you need to live your best life. No stress. Just a home that looks good, feels great, and fits your lifestyle.

Built in 2014

### Essential Information

MLS® # E4419034

Price \$268,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	115 320 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Security Door
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	179
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$541

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