# \$279,900 - 216 320 Ambleside Link Link, Edmonton

MLS® #E4439399

### \$279,900

2 Bedroom, 2.00 Bathroom, 850 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

2-Bed, 2-Bath Condo in L'Attitude Studios with 2-Titled Parking Stalls â€" This move-in ready unit is located in the desirable SW community Ambleside and offers a modern open floor plan with sleek, upgraded finishes and 9 foot ceilings. Spacious kitchen with large island, granite countertops, stainless steel appliances, and a pantry. Bright living area with built-in tech space and direct access to a sunny west-facing balconyâ€"With Gas BBQ Hookup. The primary bedroom includes a walk-through closet and 3-piece en-suite, while the second bedroom is located on the opposite side and also boasts a walk-through closet with access to the main 4-piece bath. In-suite laundry, Built in Portable AC Vent, One heated underground stall with storage cage and one surface add convenience. Enjoy building amenities like a fully-equipped gym, social room, and guest suite. Ideally located near parks, shopping, dining, public transit, and major roads. Ideal for professionals, Investors and small families!

Built in 2014

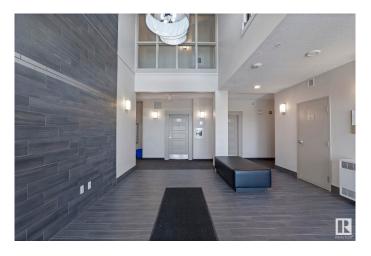
# **Essential Information**

MLS® # E4439399 Price \$279,900

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 850 Acres 0.00

Year Built 2014

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 216 320 Ambleside Link Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2Z9

## **Amenities**

Amenities Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room,

Secured Parking, See Remarks, Storage Cage, Natural Gas BBQ

Hookup

Parking Heated, Parkade, Stall, Underground, See Remarks

#### 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 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Flat Site, Golf Nearby, Landscaped, Level Land, Public Transportation,

Shopping Nearby, See Remarks

Roof Flat

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 18

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 17th, 2025 at 7:02am MDT