

## \$259,800 - 303 320 Ambleside Link Link, Edmonton

MLS® #E4452754

**\$259,800**

2 Bedroom, 2.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Pride of ownership shines in this well-kept 2 bed, 2 bath condo - lovingly maintained by the original owner. The bright, open layout is designed for comfort and functionality, featuring an open concept living area that flows seamlessly into the kitchen and dining space. Enjoy the convenience of in-suite laundry and the comfort of your east-facing balcony, perfect for morning coffee and catching the sunrise. The primary bedroom offers its own private ensuite and dual closets, while the second bedroom and full bathroom provide ideal space for guests, a home office, or a roommate. This unit comes with one underground, titled parking stall and attached storage cage. Additional features of this unit include granite countertops throughout, a social/recreation room, a private fitness facility, rentable guest suite, quick access to the Anthony Henday, Terwillegar Drive, Whitemud, close to shopping centres, public transit, schools, parks and more!

Built in 2014

### Essential Information

MLS® #	E4452754
Price	\$259,800
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	781
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	303 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	On Street Parking, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	3
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$431

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