# **\$285,000 - 333 308 Ambleside Link Link, Edmonton**

MLS® #E4426374

#### \$285,000

2 Bedroom, 2.00 Bathroom, 924 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover modern living in this stylish 2-bedroom, 2-bathroom condo at L'Attitude Studios in Ambleside! This bright third-floor unit features new lighting, fresh paint, and brand-new appliances, including a fridge, microwave hood fan, and electric range. The open-concept layout offers 9-foot ceilings, a spacious living area, and a sleek kitchen with ample cabinetry and a breakfast bar. The primary bedroom boasts a walk through closet and private ensuite, while the second bedroom is perfect for guests or an office. Enjoy in-suite laundry, a private balcony, and heated underground parking with a locked storage space. Building amenities include a fitness center, guest suite, and social room. Steps from Currents of Windermere, with shopping, dining, and parks nearby. Easy access to transit and major roadways. A must-see for those seeking comfort, convenience, and extra storage!

Built in 2011

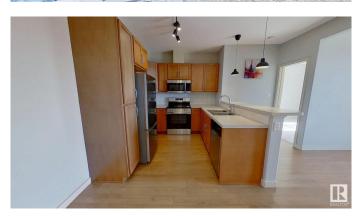
#### **Essential Information**

MLS® # E4426374 Price \$285,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 924
Acres 0.00
Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 333 308 Ambleside Link Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0V3

#### **Amenities**

Amenities Assisted Living, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest

Suite, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 19th, 2025

Days on Market 32

Zoning Zone 56

HOA Fees 75

HOA Fees Freq. Annually

Condo Fee \$434

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 April 20th, 2025 at 9:31am MDT