

Courtesy Of Sarah F Sear and Dragic Janjic Of Real Broker

## \$279,000 - 307 103 Ambleside Drive, Edmonton

MLS® #E4422369

**\$279,000**

2 Bedroom, 2.00 Bathroom, 1,002 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully Updated Corner Unit with Modern Upgrades and freshly repainted This spacious and bright corner unit features an open-concept layout, perfect for modern living. The large entryway includes ample storage and in-suite laundry for added convenience. Expansive windows in the living and dining areas flood the space with natural light. The kitchen boasts updated appliances, sleek quartz countertops, and a stylish design. Both bathrooms have been fully renovated with new floor tile, a modern vanity, and a refreshed bathtub. The primary suite includes a walk-in closet and a private ensuite, while the generously sized second bedroom offers direct access to a semi-ensuite bathroom. Enjoy seamless indoor-outdoor living with a dining room that opens to a private balcony. Amenities include underground parking, a fitness center, and a common room. Located in a prime area, this home is within walking distance of shopping, dining, and entertainment, with easy access to Anthony Henday for a quick commute.

Built in 2008

### Essential Information

MLS® #	E4422369
Price	\$279,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	307 103 Ambleside Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J4

### **Amenities**

Amenities	Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Vinyl Windows, See Remarks
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Amour
Middle	Dr. Margaret-Ann Amour
High	Lillian Osborne

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	42
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$635

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