# \$299,800 - 418 304 Ambleside Link Link, Edmonton

MLS® #E4434689

### \$299,800

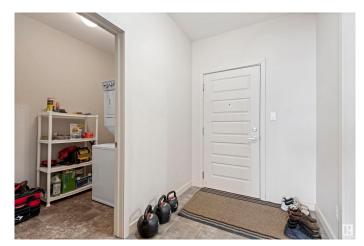
2 Bedroom, 2.00 Bathroom, 1,146 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

IMPRESSIVE AND UNIQUE! This Top Floor, 2 Bed, 2 Bath suite with 2 parking stalls, and 2 balconies is unlike anything you have seen before, with a completely self contained suite with kitchenette and ensuite that can be used as a private primary suite, great guest room, perfect roommate space, or your private home office area. Upon entering the suite you have a foyer area with access to the laundry / storage room and then one door that leads to the main kitchen, dining, living space with the first bedroom, ensuite, massive pantry/storage room, and access to balcony 1 of 2. The second foyer door leads to the MASSIVE separated suite with kitchenette and it's own ensuite, closets, and balcony number 2. This incredible 4th floor suite has been extremely well cared for, and has low maintenance laminate and tile floors, huge windows, TONS of cabinet space, AND comes with TWO Parking Stalls! (One underground and one above ground ). Located in a desirable building just steps to amazing amenities in Currents!







Built in 2010

## **Essential Information**

MLS® # E4434689 Price \$299,800 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,146

Acres 0.00

Year Built 2010

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 418 304 Ambleside Link Link

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0V2

### **Amenities**

Amenities Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security

Door, Social Rooms, Storage-In-Suite

Parking Spaces 2

Parking Heated, Parkade, Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer,

Stove-Electric, Window Coverings, Refrigerators-Two

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof EPDM Membrane

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 6th, 2025

Days on Market 16

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$573

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 May 22nd, 2025 at 4:47am MDT