

## \$174,900 - 307 105 Ambleside Drive, Edmonton

MLS® #E4440095

**\$174,900**

1 Bedroom, 1.00 Bathroom, 636 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

One-bedroom, one-bathroom suite, heated underground parking stall. Enjoy the north facing balcony Great view of all the shopping and stores in the area. The ex property features condominium fee that includes heat and water utilities. The bedroom is spaciously designed to comfortably accommodate a king-sized bed and includes a walk-through closet with custom wooden shelving, connecting to a modern four-piece ensuite bathroom. Additional conveniences include in-suite washer and dryer, and a wonderful location just steps from the shopping at the Currents of Windermere. Great access to Anthony Henday, for quick access to the city.

Built in 2009

### Essential Information

MLS® #	E4440095
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	636
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	307 105 Ambleside Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J4

### Amenities

Amenities	Deck, Parking-Visitor
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	63
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$403

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 August 5th, 2025 at 8:32am MDT