

## \$268,800 - 412 304 Ambleside Link, Edmonton

MLS® #E4440970

**\$268,800**

2 Bedroom, 2.00 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Perfect Southwest condo! This well-kept TWO Bedrooms plus a Den, TWO full bathrooms; Underground Heated parking stall with storage, Onsite Gym, social room. Walking distance to beautiful trails and ponds is a must see. This unit is located in the DESIRED family-friendly neighborhood of Ambleside that has earned a reputation to be one of the safest and luxurious places to live at! This open-concept floor plan gives you a bright and spacious home. The kitchen has stainless steel appliances, plenty of cabinets, a pantry, and an eat-up bar with room for stool seating. The dining area connect the kitchen and the Den. Living room with balcony access is a breathtaking. The master boasts a large walk-in closet and en-suite, second bedroom comes with a great size alongside the full bathroom. Fantastic Location right across the street from The Currents of Windermere Shopping and Entertainment Plaza offering all of your shopping, dining, and entertainment needs.

Built in 2010

### Essential Information

MLS® # E4440970

Price \$268,800

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	412 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 56
Condo Fee	\$469

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 June 17th, 2025 at 2:47am MDT