

# \$239,900 - 140 308 Ambleside Link, Edmonton

MLS® #E4457570

**\$239,900**

2 Bedroom, 2.00 Bathroom, 790 sqft  
Condo / Townhouse on 0.00 Acres

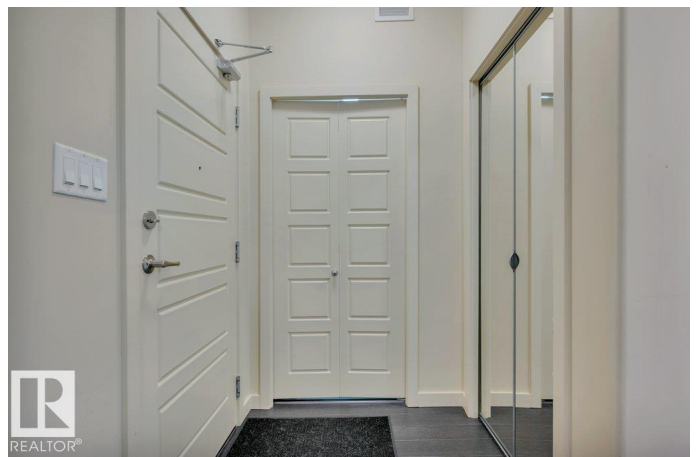
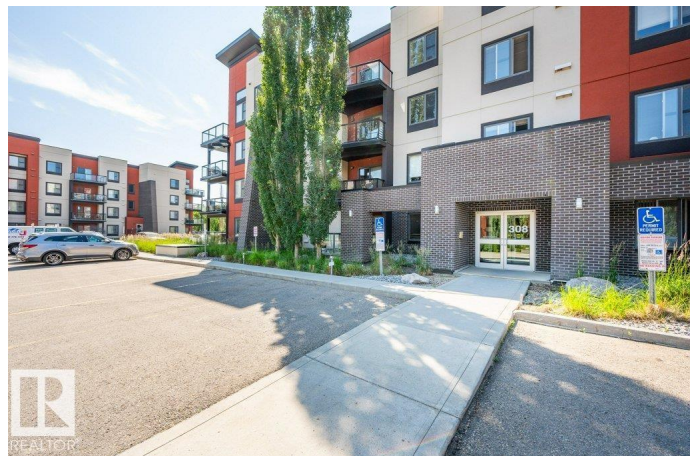
Ambleside, Edmonton, AB

A beautifully cared-for 2-bedroom, 2-bath condo in the highly desirable Windermere neighborhood. Featuring 9-foot ceilings, in-suite laundry, and a spacious full-length patio set in a peaceful, private, tree-lined environmentâ€”perfect for outdoor relaxation. The generous primary bedroom offers a walk-thru closet and a private ensuite, while the second bedroom is equally roomy. Enjoy the convenience of titled underground parking and a secure storage unit. Residents also have access to amenities such as a fitness room, guest suite, social room (located in Building 304), and ample visitor parking right out front. With parks and the Currents of Windermere just a short stroll away, this condo offers the ideal blend of comfort, convenience, and locationâ€”a true hidden gem!

Built in 2011

## Essential Information

MLS® #	E4457570
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.00
Year Built	2011



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	140 308 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

### **Amenities**

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Vinyl Windows, See Remarks, Storage Cage
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	September 11th, 2025
Days on Market	11
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$408

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Listing information last updated on September 22nd, 2025 at 2:47pm MDT