

## \$264,900 - 304 320 Ambleside Link Link, Edmonton

MLS® #E4447038

**\$264,900**

2 Bedroom, 2.00 Bathroom, 909 sqft

Condo / Townhouse on 0.00 Acres

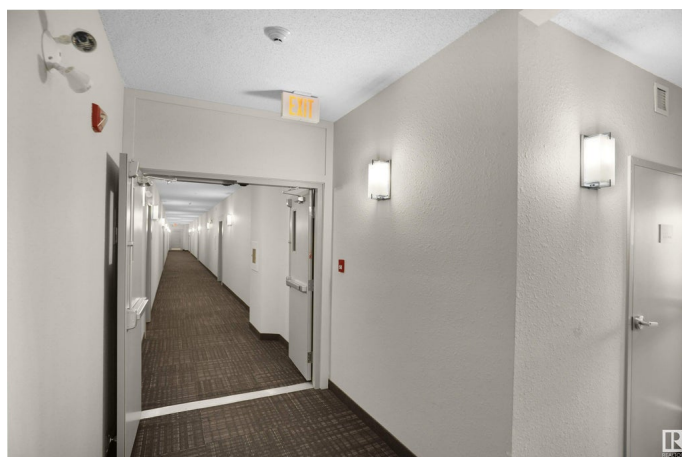
Ambleside, Edmonton, AB

Welcome to Lâ€™™Attitude Studios! This rare 3rd floor gem offers 2 spacious bedrooms, 2 full bathrooms, and 1 titled underground parking stall with storage. FRESHLY PAINTED & PROFESSIONALLY CLEANED this bright and airy unit features a functional open layout with bedrooms on opposite sides for added privacy. The modern kitchen boasts stainless steel appliances, and the cozy balcony offers a serene, park-like viewâ€™”perfect for relaxing evenings. The primary suite includes a 3-piece ensuite, while in-suite laundry adds everyday convenience. Enjoy a well-maintained building with fantastic amenities like a gym, social room, and guest suite. The heated underground parking stall is ideally located near the elevator and exit. Steps from Currents of Windermere with shops, restaurants, and entertainment, and surrounded by parks, trails, and top-rated schools in the desirable Ambleside communityâ€™”this is urban living at its best!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447038  |
| Price     | \$264,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 909                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 304 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Parking-Visitor     |
| Parking   | Heated, Underground |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Airport Nearby, Gated Community, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 56         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$457           |

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 July 29th, 2025 at 3:17am MDT