

## \$278,000 - 320 Ambleside Link, Edmonton

MLS® #E4419034

**\$278,000**

2 Bedroom, 2.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Picture this: weekend brunch at the island, espresso in hand, sun streaming through soaring 9ft ceilings—welcome to the lifestyle you’ve been craving. This main-floor stunner is the perfect blend of modern and zero-maintenance living, tailor-made for young professionals or couples who want it all. The open-concept kitchen features a Quartz island, plenty of space to prep, sip wine, or impress guests with your latest culinary experiment. The primary suite? A total vibe, with dual closets and ensuite that feels straight out of a boutique hotel. The second bedroom? “Your call because flexibility is everything. Step outside to your private patio, where morning coffee and post-work unwinding just hit different. This unit comes with 2 titled stalls (one heated underground with storage, one surface). Located by Currents of Windermere, you’re surrounded by top restaurants, fitness studios, and everything you need to live your best life. No stress. Just a home that looks good, feels great, and fits your lifestyle.

Built in 2014

### Essential Information

MLS® # E4419034

Price \$278,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 925                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Security Door |
| Parking   | Stall, 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      | 5                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 143                |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$541              |

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Listing information last updated on June 15th, 2025 at 6:02am MDT