

## \$264,900 - 333 308 Ambleside Link Link, Edmonton

MLS® #E4426374

**\$264,900**

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover modern living in this stylish 2-bedroom, 2-bathroom condo at Lâ€™™Attitude Studios in Ambleside! This bright third-floor unit features new lighting, fresh paint, and brand-new appliances, including a fridge, microwave hood fan, and electric range. The open-concept layout offers 9-foot ceilings, a spacious living area, and a sleek kitchen with ample cabinetry and a breakfast bar. The primary bedroom boasts a walk through closet and private ensuite, while the second bedroom is perfect for guests or an office. Enjoy in-suite laundry, a private balcony, and heated underground parking with a locked storage space. Building amenities include a fitness center, guest suite, and social room. Steps from Currents of Windermere, with shopping, dining, and parks nearby. Easy access to transit and major roadways. A must-see for those seeking comfort, convenience, and extra storage!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426374  |
| Price      | \$264,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 333 308 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V3                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Assisted Living, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room |
| Parking   | Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 19th, 2025  
Days on Market                96  
Zoning                              Zone 56  
HOA Fees                         75  
HOA Fees Freq.                Annually  
Condo Fee                        \$434

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