

## \$265,000 - 216 304 Ambleside Link Link, Edmonton

MLS® #E4426610

**\$265,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover this beautifully updated 2 BEDROOM and DEN apartment in the heart of Windermere! New floors have just been installed. You walk in to a spacious entry, cozy dining room and open kitchen. The dining room is open and cozy, walk right out to the large balcony. The main bedroom is spacious with a walk in closet and ensuite bathroom. The second bedroom is on the opposite side and close to the full bathroom. Don't forget the in suite laundry. There is also an Heated titled underground parking stall and storage unit. Ideally situated with easy access to Anthony Henday and Terwillegar drive, you're just minutes from schools, parks, shopping malls, playgrounds, and bus stops—everything you need is close by! Don't miss this fantastic opportunity!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426610  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 870       |
| Acres          | 0.00      |
| Year Built     | 2010      |



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

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 216 304 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V2                     |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 1                                                                          |
| Parking        | Underground                                                                |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Hot Water, Water                                                                                |
| # of Stories      | 4                                                                                               |
| Stories           | 4                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | None, No Basement                                                                               |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                         |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                               |
| Construction      | Wood, Brick, Stucco                                         |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 19th, 2025 |
|-------------|------------------|

|                |          |
|----------------|----------|
| Days on Market | 79       |
| Zoning         | Zone 56  |
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$475    |

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Listing information last updated on June 6th, 2025 at 2:47pm MDT