

\$249,900 - 316 304 Ambleside Link, Edmonton

MLS® #E4454353

\$249,900

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

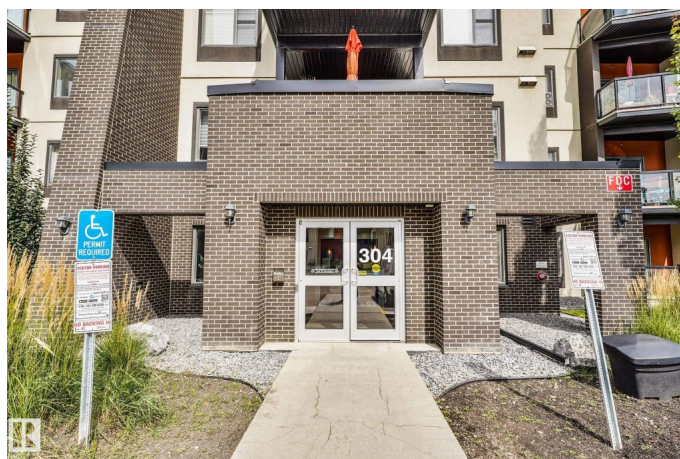
Ambleside, Edmonton, AB

This beautiful 2 Bedroom, 2 Bath condo with a DEN offers the perfect mix of comfort and style. The open-concept layout is bright and inviting, with a modern kitchen that flows into the dining and living areas. The primary suite includes its own ensuite and generous closet space, while the second bedroom and den provide plenty of flexibility for guests, a home office, or hobbies. Enjoy in-suite laundry, two full bathrooms, and a private balcony with peaceful views of GREEN SPACE. This thoughtfully designed home makes the most of every square foot—and it's absolutely amazing! The building offers top-notch amenities including an exercise room, social room, and guest suite, while the location puts you steps from countless restaurants, entertainment, and SHOPPING!

Built in 2010

Essential Information

MLS® #	E4454353
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2010



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

Community Information

Address	316 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Intercom, No Animal Home, Parking-Visitor, Secured Parking, Social Rooms, See Remarks
Parking Spaces	1
Parking	Heated, Underground
Is Waterfront	Yes

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	SBS Roofing System
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	August 22nd, 2025
Days on Market	68
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$434

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 October 29th, 2025 at 9:02pm MDT