

\$275,000 - 127 304 Ambleside Link, Edmonton

MLS® #E4444902

\$275,000

2 Bedroom, 2.00 Bathroom, 985 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Lâ€™™attitude Studios in the SW family-friendly community of Ambleside! This spacious 985 sq ft ground level corner unit offers direct outdoor access just steps from your energized surface stallâ€™™no need to walk far. Youâ€™™ll also enjoy secure, heated underground parking with a storage cage. Inside, find 2 generous bedrooms, 2 full bathrooms, and a versatile den. The open-concept layout includes a kitchen with ample cabinetry, countertop space, a center island. The laundry is conveniently tucked away and this home even has a rough-in for future A/C. The building features a social room, fitness center, and plenty of visitor parking. Located close to shopping, dining, and all amenities. Donâ€™™t miss this incredible opportunity!

Built in 2010

Essential Information

MLS® #	E4444902
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00
Year Built	2010



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

Community Information

Address	127 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	Closet Organizers, Detectors Smoke, Parking-Extra, Parking-Visitor, Patio, Vinyl Windows, Storage Cage
Parking	Heated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 28th, 2025
Days on Market	11

Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$522

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 9th, 2025 at 7:02pm MDT