

Courtesy Of Alyssa Kasko Of Century 21 Masters

## \$259,800 - 303 320 Ambleside Link Link, Edmonton

MLS® #E4452754

**\$259,800**

2 Bedroom, 2.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Pride of ownership shines in this well-kept 2 bed, 2 bath condo - lovingly maintained by the original owner. The bright, open layout is designed for comfort and functionality, featuring an open concept living area that flows seamlessly into the kitchen and dining space. Enjoy the convenience of in-suite laundry and the comfort of your east-facing balcony, perfect for morning coffee and catching the sunrise. The primary bedroom offers its own private ensuite and dual closets, while the second bedroom and full bathroom provide ideal space for guests, a home office, or a roommate. This unit comes with one underground, titled parking stall and attached storage cage. Additional features of this unit include granite countertops throughout, a social/recreation room, a private fitness facility, rentable guest suite, quick access to the Anthony Henday, Terwillegar Drive, Whitemud, close to shopping centres, public transit, schools, parks and more!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452754  |
| Price     | \$259,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 781                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 303 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                  |
| Parking        | Heated, Underground                                                                                                                                                |

### Interior

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

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 56           |
| HOA Fees       | 75                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$431             |

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Listing information last updated on August 17th, 2025 at 7:47pm MDT