

# **\$319,000 - 418 304 Ambleside Link Link, Edmonton**

MLS® #E4425319

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

**IMPRESSIVE AND UNIQUE!** This Top Floor, 2 Bed, 2 Bath suite is unlike anything you have seen before, with a completely self contained suite with kitchenette and ensuite that can be used as a private primary suite, great guest room, perfect roommate space, or your private home office area, the possibilities of use are endless. Upon entering the suite you have a foyer area with access to the laundry / storage room and then one door that leads to the main kitchen, dining, living space with the first bedroom, ensuite, massive pantry/storage room, and access to balcony 1 of 2. The second foyer door leads to the **MASSIVE** separated suite with kitchenette and it's own ensuite, closets, and balcony number 2. This incredible 4th floor suite has been extremely well cared for, and has low maintenance laminate and tile floors, huge windows, **TONS** of cabinet space, **AND** comes with **TWO** Parking Stalls! ( One underground and one above ground ). Located in a desirable building just steps to amazing amenities in Currents!

Built in 2010

## **Essential Information**

MLS® # E4425319

Price \$319,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,146                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 418 304 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V2                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | EPDM Membrane            |
| Construction | Wood, Brick, Stucco      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$573            |

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Listing information last updated on April 19th, 2025 at 8:02pm MDT