

## \$194,900 - 309 320 Ambleside Link Link, Edmonton

MLS® #E4438113

**\$194,900**

1 Bedroom, 1.00 Bathroom, 598 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

TURN KEY 1 BEDROOM with HEATED UNDERGROUND PARKING in L'Attitude Studios with LOW CONDO FEES. PERFECT for INVESTORS or FIRST TIME BUYERS.

You are going to love this clean, updated condo. 9' ceilings, Brand new Quartz countertops, Undermount sinks, Luxury vinyl plank floors throughout and a fresh coat of paint. The unit has lots of storage in the laundry room plus work station area. Large 4 Pc washroom with extended vanity. Spacious bedroom with wrap around closet. Open concept kitchen and living space, plus this unit has a private patio that has views of the courtyard. The building has its own private GYM, Guest Suite, and Social Room Free to book! The location is walking distance to Currents shopping center with Grocery stores, coffee shops, and many restaurants. Walk over to Browns, watch the game, and walk home!

Built in 2014

### Essential Information

MLS® #	E4438113
Price	\$194,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	598
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, No Smoking Home, Recreation Room/Centre
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	26
Zoning	Zone 56
Condo Fee	\$352

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Listing information last updated on June 17th, 2025 at 10:47pm MDT