

Courtesy Of David Wong Of The E Group Real Estate

## \$269,800 - 403 320 Ambleside Link, Edmonton

MLS® #E4449910

**\$269,800**

2 Bedroom, 2.00 Bathroom, 783 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Investor alert or savvy home seeker, this one checks all the boxes! Whether you're looking for solid rental income or a truly turnkey, low-maintenance home, this property delivers. Immaculately maintained, welcome to this TOP-FLOOR, MOVE-IN READY gem located in the highly sought-after Ambleside. Enjoy the luxury of TWO HEATED UNDERGROUND CORNER PARKING STALLS, one oversized for larger vehicles and the other with an XL storage locker. Overlooking a beautifully manicured courtyard & not a parking lot, this bright and quiet unit offers both style and serenity. The building features a private gym, a rentable guest suite, and a social/recreation room. Step outside and you're just moments from everything: Cineplex Odeon, Wine & Beyond, groceries, home improvement stores, top-rated restaurants, & tranquil parks and trails. With quick access to Anthony Henday Drive, Terwillegar Drive, & Whitemud, plus nearby transit options, this location is unbeatable. Be Wowed!

Built in 2014

### Essential Information

MLS® # E4449910

Price \$269,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 783                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 403 320 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Z9                |

### Amenities

|                |                                                                                                                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                                 |
| Parking        | Heated, Parkade, Underground                                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                   |
| Stories           | 1                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$492           |

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Listing information last updated on August 28th, 2025 at 8:17am MDT