

## \$299,900 - 429 308 Ambleside Link Link, Edmonton

MLS® #E4428012

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Amazing opportunity to own a 2 Bed, 2 Bath PLUS a Den condo! This condo has everything you need. There is hardwood floors through the kitchen, living room and dining room. You walk directly into the open concept kitchen that has gleaming granite countertops, stainless steel appliances and cappuccino cabinets. You're eyes are immediately drawn to the 12 foot ceilings in the living room which is exclusive to the top floor corner units! The 2nd bedroom is a good size can fit any size furniture. The primary bedroom can fit any size furniture, has a walk-in closet and a full ensuite bathroom. There is also a den for extra storage in the unit. The balcony faces south to give you plenty of sun! Insuite laundry and A/C complete the unit. In the parkade there is a tandem underground parking stall and storage locker included as well. The amazing location walking distance to all shops can't be beat!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428012  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,053     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 429 308 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0V3                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Heated, Parkade, Tandem, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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 | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 28th, 2025  
Days on Market                35  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$513

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