

\$269,900 - 304 Ambleside Li, Edmonton

MLS® #E4435398

\$269,900

2 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into elevated living in this impeccable 2 bedroom, 2 bath condo with style, space, and substance. Capture breathtaking sunset views from your covered balcony, complete with a BBQ gas line. A seamless open-concept layout is framed by 9-foot ceilings & oversized windows. Premium laminate flooring complements the chef-inspired kitchen with granite counters, raised eating bar, stainless steel appliances, Kitchen Craft cabinetry, built-in wine rack, walk-in pantry & built-in workstation, while the primary suite offers a walk-through closet & ensuite. A full-sized high-efficiency washer and dryer are tucked into your own laundry area—convenient, quiet, and practical. This secure, amenity-rich building includes titled underground parking, storage cage, fully-loaded fitness centre, social room with bar and billiards, guest suite & visitor parking. With low condo fees, this unit is move-in ready with immediate possession—this isn't just a condo, it's a next-level upgrade.

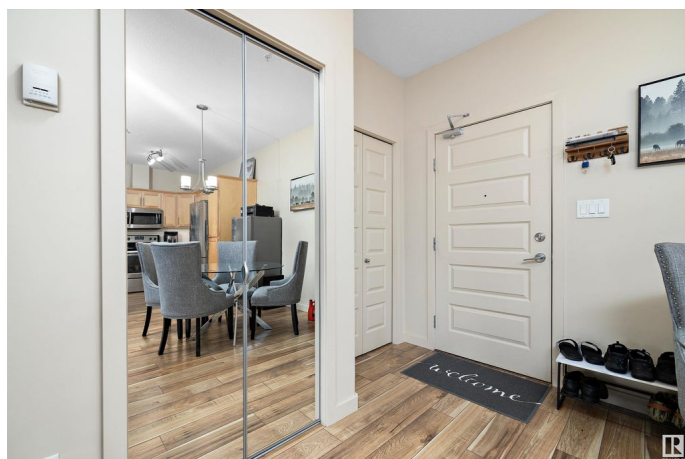
Built in 2014

Essential Information

MLS® # E4435398

Price \$269,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	304 Ambleside Li
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Euro Washer/Dryer Combo, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

School Information

Elementary	Dr. Margaret-Ann Armour
Middle	J H Picard
High	J H Picard

Additional Information

Date Listed	May 8th, 2025
Days on Market	38
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$434

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Listing information last updated on June 15th, 2025 at 5:02pm MDT