

# \$255,000 - 416 304 Ambleside Link Link, Edmonton

MLS® #E4449760

**\$255,000**

2 Bedroom, 2.00 Bathroom, 865 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this well-maintained 2-bedroom, 2-full-bathroom condo with a den and private balcony, situated in the desirable community of Windermere. This bright and freshly painted unit features stainless steel appliances and an open-concept layout perfect for modern living. Includes two titled parking stalls – one underground and one surface stall – along with a dedicated storage cage for added convenience. The building offers excellent amenities, including a gym, recreation room, and guest suite. Situated just steps from Currents of Windermere shopping center, cineplex, transit, schools and easy access to major highways. Ideal for first-time buyers, investors, or those looking to downsize. Move-in ready!

Built in 2010

## Essential Information

MLS® #	E4449760
Price	\$255,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2010



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows, See Remarks, Storage Cage
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Slab

### Additional Information

Date Listed	July 25th, 2025
Days on Market	49
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$460

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