

Courtesy Of David Wong Of The E Group Real Estate

\$254,999 - 403 320 Ambleside Link, Edmonton

MLS® #E4457835

\$254,999

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® # E4457835

Price \$254,999

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	September 15th, 2025
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$492

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 7:02pm MDT