

## **\$319,000 - 418 304 Ambleside Link Link, Edmonton**

MLS® #E4425319

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

**IMPRESSIVE AND UNIQUE!** This Top Floor, 2 Bed, 2 Bath suite is unlike anything you have seen before, with a completely self contained suite with kitchenette and ensuite that can be used as a private primary suite, great guest room, perfect roommate space, or your private home office area, the possibilities of use are endless. Upon entering the suite you have a foyer area with access to the laundry / storage room and then one door that leads to the main kitchen, dining, living space with the first bedroom, ensuite, massive pantry/storage room, and access to balcony 1 of 2. The second foyer door leads to the **MASSIVE** separated suite with kitchenette and it's own ensuite, closets, and balcony number 2. This incredible 4th floor suite has been extremely well cared for, and has low maintenance laminate and tile floors, huge windows, **TONS** of cabinet space, **AND** comes with **TWO** Parking Stalls! ( One underground and one above ground ). Located in a desirable building just steps to amazing amenities in Currents!

Built in 2010

### **Essential Information**

MLS® # E4425319

Price \$319,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	418 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	2
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	38
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$573

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