

## \$299,888 - 403 320 Ambleside Link Link, Edmonton

MLS® #E4436080

**\$299,888**

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!

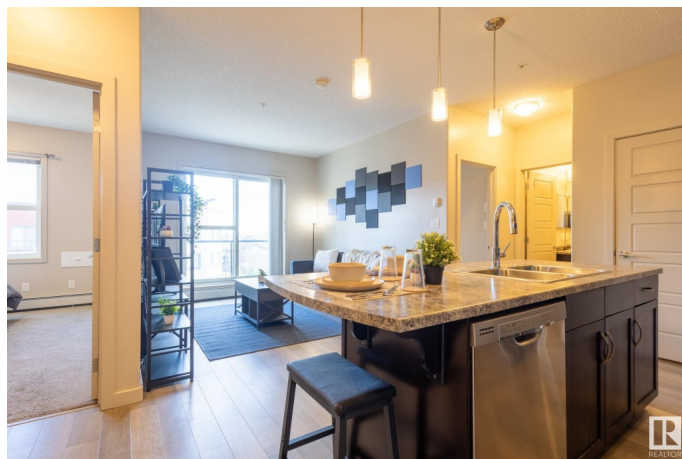
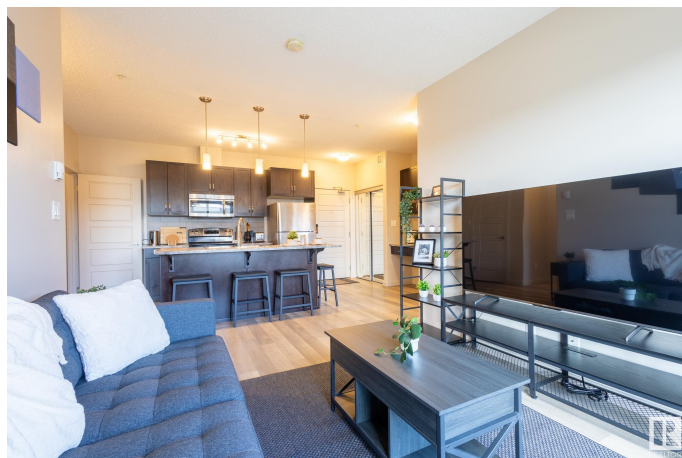
Built in 2014

### Essential Information

MLS® # E4436080

Price \$299,888

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 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    | May 13th, 2025 |
| Days on Market | 54             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$492          |

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Listing information last updated on July 6th, 2025 at 10:02am MDT