Courtesy Of Jolene M Langelle Of RE/MAX Elite

# $269,900 - 214 304 Ambleside Link Link, Edmonton

MLS® #E4454086

**$269,900**
3 Bedroom, 2.00 Bathroom, 872 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Are you ready for this fabulous second-floor condo in Amblesideâ€™s premier complex? This spacious home offers 2 bedrooms, 2 baths, and upgrades throughout, including premium laminate flooring and a renovated kitchen featuring a stunning flat 9-foot island (originally a 2-tiered island) with under-cabinet lighting, updated stainless steel appliances (2020), and a new washer & dryer (2021). With 9-foot ceilings, an A/C system with two wall ventilation fans, and ceiling fans in both bedrooms, comfort is built right in. Youâ€™ll love the heated underground parking with storage conveniently located by the elevators, plus a NW-facing balcony with trees & views. Condo fees of just $435/month include heat and water, while the building offers incredible amenities: 2 guest suites, 2 gyms, and a social lounge with kitchen and pool table. Pet-friendly (2 max, under 14â€•), this condo is ideally located across from the Currents of Windermere, with endless shops, restaurants, and walking paths right out your door!

Built in 2010

## Essential Information

| | |
|---|---|
| MLS® # | E4454086 |
| Price | $269,900 |
| Bedrooms | 3 |

| | |
|---|---|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 872 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 214 304 Ambleside Link Link |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0V2 |

**Amenities**

| | |
|---|---|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Guest Suite, Parking-Visitor, Party Room, Patio, Vinyl Windows, Storage Cage |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

**Interior**

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

**Exterior**

| | |
|---|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, |

| | |
|---|---|
| | Schools, Shopping Nearby, View City |
| Roof | EPDM Membrane |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | August 21st, 2025 |
| Days on Market | 50 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | $434 |

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Listing information last updated on October 10th, 2025 at 12:47pm MDT