

# \$278,000 - 115 320 Ambleside Link, Edmonton

MLS® #E4419034

**\$278,000**

2 Bedroom, 2.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Picture this: weekend brunch at the island, espresso in hand, sun streaming through soaring 9ft ceilingsâ€”welcome to the lifestyle youâ€™ve been craving. This main-floor stunner is the perfect blend of modern and zero-maintenance living, tailor-made for young professionals or couples who want it all. The open-concept kitchen features a Quartz island, plenty of space to prep, sip wine, or impress guests with your latest culinary experiment. The primary suite? A total vibe, with dual closets and ensuite that feels straight out of a boutique hotel. The second bedroom?â€”Your call because flexibility is everything. Step outside to your private patio, where morning coffee and post-work unwinding just hit different. This unit comes with 2 titled stalls (one heated underground with storage, one surface). Located by Currents of Windermere, youâ€™re surrounded by top restaurants, fitness studios, and everything you need to live your best life. No stress. Just a home that looks good, feels great, and fits your lifestyle.

Built in 2014

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4419034  |
| Price    | \$278,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 925                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 115 320 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Z9                |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Security Door |
| Parking   | Stall, Underground                                                                                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                      |
| # of Stories      | 5                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 144                |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$541              |

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Listing information last updated on June 16th, 2025 at 11:02am MDT