

## \$279,000 - 214 304 Ambleside Li, Edmonton

MLS® #E4435398

**\$279,000**

2 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into elevated living in this impeccable 2 bedroom, 2 bath condo with style, space, and substance. Capture breathtaking sunset views from your covered balcony, complete with a BBQ gas line. A seamless open-concept layout is framed by 9-foot ceilings & oversized windows. Premium laminate flooring complements the chef-inspired kitchen with granite counters, raised eating bar, stainless steel appliances, Kitchen Craft cabinetry, built-in wine rack, walk-in pantry & built-in workstation, while the primary suite offers a walk-through closet & ensuite. A full-sized high-efficiency washer and dryer are tucked into your own laundry area—convenient, quiet, and practical. This secure, amenity-rich building includes titled underground parking, storage cage, fully-loaded fitness centre, social room with bar and billiards, guest suite & visitor parking. With low condo fees, this unit is move-in ready with immediate possession—this isn't just a condo, it's a next-level upgrade.

Built in 2014

### Essential Information

MLS® # E4435398

Price \$279,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Euro Washer/Dryer Combo, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Margaret-Ann Armour
Middle	J H Picard
High	J H Picard

### Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$434

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