

\$240,000 - 140 308 Ambleside Link, Edmonton

MLS® #E4447493

\$240,000

2 Bedroom, 2.00 Bathroom, 790 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Discover this rare gem—a beautifully maintained 2-bedroom, 2-bath condo nestled in the highly sought-after Windermere neighborhood. This unit features 9â€™™ ceilings, in-suite laundry, and a full-length patio in a quiet, tree-lined setting, perfect for relaxing outdoors. The spacious master bedroom includes a walk-in closet and a private ensuite, while the second bedroom is generously sized. Enjoy the convenience of titled underground parking and a secure storage space. The building offers excellent amenities including a fitness room, social room (in Building 304), guest suite, and plenty of visitor parking out front. Just a short walk to the Currents of Windermere and nearby parks, this condo combines comfort, style, and location—a true rare find!

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4447493 |
| Price | \$240,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 790 |
| Acres | 0.00 |
| Year Built | 2011 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 140 308 Ambleside Link |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0V3 |

Amenities

| | |
|----------------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Storage Cage |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 12th, 2025 |
| Days on Market | 48 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$408 |

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Listing information last updated on August 29th, 2025 at 1:17am MDT