

Courtesy Of Brent Anderson Of Century 21 Masters

## \$268,800 - 438 308 Ambleside Link, Edmonton

MLS® #E4448023

**\$268,800**

2 Bedroom, 2.00 Bathroom, 956 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

If you're a first-time homebuyer or an investor seeking a promising opportunity, look no further than this sunny + bright, south-facing, 2-bdrm, 2-bthrm corner unit. Nestled in a vibrant community, this residence offers not just a home, but a lifestyle. Situated in a coveted location near The Currents, you'll find yourself at the heart of convenience. Imagine having your shopping, dining, + entertainment needs just a short distance away. There's no need to venture far when everything you desire is practically at your doorstep. This condo ensures comfort + security with a heated underground parking stall + a storage cage for your extra belongings. No more scraping ice off your car in the winter or worrying about storage space. The building itself is equipped with fantastic amenities designed to enhance your living experience. Stay fit + healthy with access to an on-site gym, perfect for those who enjoy a quick workout before starting the day. For your guests, a guest suite + games room are also available.

Built in 2011

### Essential Information

MLS® # E4448023

Price \$268,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	438 308 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

### Amenities

Amenities	Deck, Guest Suite, No Animal Home, No Smoking Home, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, TV Wall Mount
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, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	49
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$478

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Listing information last updated on September 3rd, 2025 at 6:17am MDT