

## \$279,900 - 216 320 Ambleside Link Link, Edmonton

MLS® #E4439399

**\$279,900**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

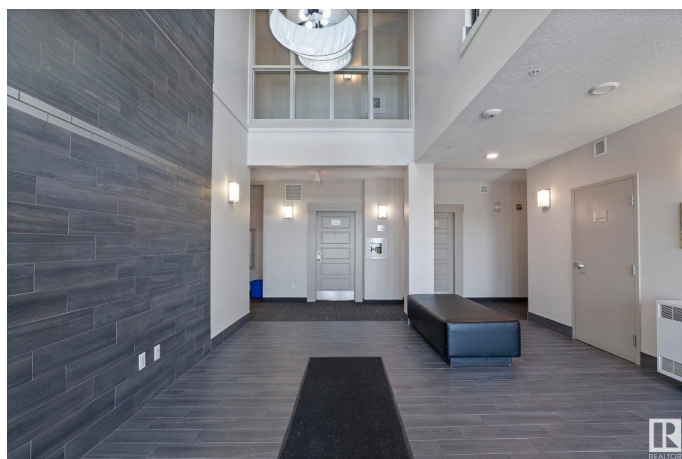
Ambleside, Edmonton, AB

2-Bed, 2-Bath Condo in L'Attitude Studios with 2-Titled Parking Stalls – This move-in ready unit is located in the desirable SW community Ambleside and offers a modern open floor plan with sleek, upgraded finishes and 9 foot ceilings. Spacious kitchen with large island, granite countertops, stainless steel appliances, and a pantry. Bright living area with built-in tech space and direct access to a sunny west-facing balcony – With Gas BBQ Hookup. The primary bedroom includes a walk-through closet and 3-piece en-suite, while the second bedroom is located on the opposite side and also boasts a walk-through closet with access to the main 4-piece bath. In-suite laundry, Built in Portable AC Vent, One heated underground stall with storage cage and one surface add convenience. Enjoy building amenities like a fully-equipped gym, social room, and guest suite. Ideally located near parks, shopping, dining, public transit, and major roads. Ideal for professionals, Investors and small families!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439399  |
| Price     | \$279,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 216 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Stall, Underground, See Remarks                                                                                           |

### 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      | 4                                                                                                      |
| Stories           | 4                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                                                |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$492          |

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Listing information last updated on June 17th, 2025 at 3:17am MDT