

## \$259,000 - 401 111 Ambleside Drive, Edmonton

MLS® #E4446943

**\$259,000**

3 Bedroom, 2.00 Bathroom, 1,057 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Located in the sought-after Ambleside neighborhood, this well-kept top-floor corner unit offers privacy and convenience just steps away from Windermere Currents Plaza, with easy access to shopping, schools, and all essential amenities. This spacious unit features 3 bedrooms, 2 full bathrooms with 9 foot ceilings and the convenience of in-suite laundry. Unwind or entertain in peace on your private balcony. Enjoy cooking in the modern kitchen with sleek stainless steel appliances. The layout is both functional and bright, with large windows enhancing the open feel. This unit includes two parking stalls—one titled heated underground parking which also includes heated ramp for extra convenience and one surface stall—making it perfect for families or professionals seeking comfort and accessibility in a prime location.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446943  |
| Price          | \$259,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,057     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 401 111 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                               |
| Parking        | Heated, Single Indoor, Stall, Underground       |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Induction |
| Heating           | Hot Water, Natural Gas                                                                       |
| # of Stories      | 4                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 56         |
| Condo Fee      | \$623           |

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Listing information last updated on August 5th, 2025 at 12:18pm MDT