

## \$279,900 - 335 308 Ambleside Link, Edmonton

MLS® #E4461862

**\$279,900**

2 Bedroom, 2.00 Bathroom, 952 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome home to this beautifully kept third-floor condo in Lâ€™™attitude Studios, offering a perfect blend of comfort and convenience. Enjoy a spacious open-concept layout with 9-ft ceilings and laminate flooring throughout the main living area. The modern kitchen features ample cabinet storage, and generous counter space â€™ ideal for cooking and entertaining. This home includes 2 bedrooms, a versatile den (perfect for a home office), and 2 full bathrooms. The primary bedroom features closets and a 4-piece ensuite with an oversized shower and double sinks. Additional highlights include in-suite laundry and TWO TITLED PARKING STALLS â€™ one heated underground stall and one energized outdoor stall. Residents enjoy access to fantastic amenities, including a fitness room, social lounge, and guest suite. Located just steps away to shopping, restaurants, and entertainment, with easy access to public transit and the Anthony Henday for quick commuting.

Built in 2011

### Essential Information

MLS® # E4461862

Price \$279,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 952                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 335 308 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V3                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, Party Room, Storage Cage |
| Parking Spaces | 2                                                    |
| Parking        | Stall, Underground                                   |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                    |
| # of Stories      | 4                                                                                         |
| Stories           | 1                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | None, No Basement                                                                         |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                          |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 23                 |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$530              |

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Listing information last updated on November 3rd, 2025 at 6:47pm MST