

Courtesy Of David Wong Of The E Group Real Estate

\$309,888 - 403 320 Ambleside Link Link, Edmonton

MLS® #E4436080

\$309,888

2 Bedroom, 2.00 Bathroom, 783 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Investor alert or savvy home seeker, this one checks all the boxes! Whether you're looking for solid rental income or a truly turnkey, low-maintenance home, this property delivers. **BRAND NEW FULLY FURNISHED?** Check! **Immaculately maintained?** Absolutely. Welcome to this **TOP-FLOOR, MOVE-IN READY** gem located in the highly sought-after Ambleside. Enjoy the luxury of **TWO HEATED UNDERGROUND CORNER PARKING STALLS**, one oversized for larger vehicles and the other with an XL storage locker. Overlooking a beautifully manicured courtyard & not a parking lot, this bright and quiet unit offers both style and serenity. The building features a private gym, a rentable guest suite, and a social/recreation room. Step outside and you're just moments from everything: Cineplex Odeon, Wine & Beyond, groceries, home improvement stores, top-rated restaurants, & tranquil parks and trails. With quick access to Anthony Henday Drive, Terwillegar Drive, & Whitemud, plus nearby transit options, this location is unbeatable. Be Wowed!

Built in 2014

Essential Information

MLS® # E4436080

Price \$309,888



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 783 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 403 320 Ambleside Link Link |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2Z9 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle | Dr. Margaret-Ann Armour |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 47 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$492 |

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Listing information last updated on June 29th, 2025 at 9:17am MDT