# \$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.

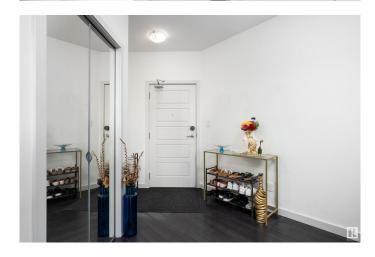


## **Essential Information**

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 & Damp; Gravel
Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 16th, 2025

Days on Market 5

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$478

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