Courtesy Of Christina A Reid Of Century 21 Leading

$249,900 - 202 304 Ambleside Link Link, Edmonton

MLS® #E4451791

$249,900
2 Bedroom, 2.00 Bathroom, 956 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this stunning corner unit in Ambleside with beautiful park views! This bright and spacious 2-bedroom, 2-bath condo offers the perfect layout with bedrooms on opposite sides for added privacy. The modern kitchen opens to a spacious living area, and the large deck is ideal for relaxing or entertaining while overlooking the park. Enjoy the convenience of in-suite laundry, one underground heated parking stall, and an additional surface stall. The building features fantastic amenities including a fully equipped exercise room, guest suite, and a recreation room for gatherings. Located in one of Southwest Edmontonâ€™s most sought-after neighbourhoods, you're just minutes from Currents of Windermere, restaurants, shopping, and public transit. Ideal for first-time buyers, downsizers, or investorsâ€”this unit offers comfort, convenience, and a lifestyle you'll love. Donâ€™t miss your chance to own in Ambleside!

Built in 2010

Essential Information

MLS® #	E4451791
Price	$249,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, 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	Metal, SBS Roofing System
Construction	Wood, Brick, Stucco
Foundation	Slab

School Information

Elementary	DR. MARGARET-ANN ARMOUR
Middle	St. John XXIII Catholic
High	LILLIAN OSBORNE

Additional Information

Date Listed	August 7th, 2025
Days on Market	26
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	$504

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