

## \$299,900 - 429 308 Ambleside Link Link, Edmonton

MLS® #E4428012

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Amazing opportunity to own a 2 Bed, 2 Bath PLUS a Den condo! This condo has everything you need. There is hardwood floors through the kitchen, living room and dining room. You walk directly into the open concept kitchen that has gleaming granite countertops, stainless steel appliances and cappuccino cabinets. You're eyes are immediately drawn to the 12 foot ceilings in the living room which is exclusive to the top floor corner units! The 2nd bedroom is a good size can fit any size furniture. The primary bedroom can fit any size furniture, has a walk-in closet and a full ensuite bathroom. There is also a den for extra storage in the unit. The balcony faces south to give you plenty of sun! Insuite laundry and A/C complete the unit. In the parkade there is a tandem underground parking stall and storage locker included as well. The amazing location walking distance to all shops can't be beat!

Built in 2011

### Essential Information

MLS® #	E4428012
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,053



Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	429 308 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 28th, 2025  
Days on Market                35  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$513

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