

# \$299,900 - 123 320 Ambleside Link Link, Edmonton

MLS® #E4422603

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

HIGH-END executive corner unit in a SHOW HOME condition at L'ATTITUDE STUDIOS in community of Ambleside. This spacious 1,076.60 sq. ft., 2 bdrm, 2 full baths + den, perfect for a home office. 2 titled parking stalls (1 underground w/ storage, 1 surface). 9' ceilings, kitchen w/ S.S appliances, quartz counters & huge island. The open layout maximizes space between the LR, DR & kitchen. Large primary bedroom w/ walk-through closet & 3pc ensuite. For added privacy, the second bdrm is located across the LR & has nearby 4pc bath. Unit also includes stackable washer & dryer. Enjoy sunny mornings on your large private patio w/ plenty of space for dining set and BBQ. New vinyl plank flooring throughout the unit, and ceramic tiles in the baths. The original owner has kept this unit in meticulous condition. The complex features an exercise room, guest suite & social/rec room. Located close to Windermere shopping center, easy access to Anthony Henday, schools and public transportation. Move-in ready!

Built in 2014

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4422603  |
| Price  | \$299,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 123 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, See Remarks  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 56             |
| HOA Fees       | 50                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$615               |

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Listing information last updated on April 6th, 2025 at 8:32am MDT