

## \$264,900 - 419 320 Ambleside Link Link, Edmonton

MLS® #E4443314

**\$264,900**

2 Bedroom, 2.00 Bathroom, 780 sqft

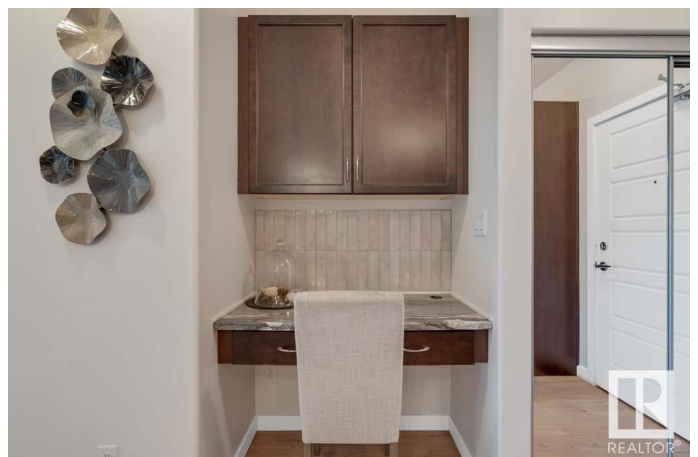
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

TOP FLOOR, TWO BEDROOMS, TWO BATHROOMS, AND TWO PARKING STALLS—this well-designed unit in Lâ€™Attitude Studios offers exceptional value in the heart of WINDERMERE. With a smart split-bedroom layout for added privacy, this home features a BRIGHT OPEN-CONCEPT floor plan, 9â€™ CEILINGS, and a spacious kitchen with STAINLESS STEEL APPLIANCES, plenty of cabinetry, a PANTRY, and an EAT-UP BAR that opens into the dining and living areas. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET and private 3PC ENSUITE, while the second bedroom is next to a full 4PC BATH—perfect for guests or roommates. Enjoy IN-SUITE LAUNDRY, a welcoming FOYER, and a PRIVATE BALCONY for your morning coffee. Sound resistant construction, BRAND NEW Paint, Flooring and Tile. This PET-FRIENDLY building offers TITLED UNDERGROUND + SURFACE PARKING, a FITNESS CENTRE, SOCIAL ROOM, and a prime location—steps from CURRENTS OF WINDERMERE, walking trails, shops, and quick access to the Anthony Henday. Stylish, functional, and move-in ready!

Built in 2014

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4443314               |
| Price          | \$264,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 780                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 419 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                      |
| Parking        | Stall, Underground                                                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Flat, Tar & Gravel                                                        |
| Construction      | Wood, Brick, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$466           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 27th, 2025 at 2:02am MDT