

## \$274,900 - 419 320 Ambleside Link Link, Edmonton

MLS® #E4443314

**\$274,900**

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	\$274,900
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	33
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$466

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