

## \$194,900 - 309 320 Ambleside Link Link, Edmonton

MLS® #E4438113

**\$194,900**

1 Bedroom, 1.00 Bathroom, 598 sqft

Condo / Townhouse on 0.00 Acres

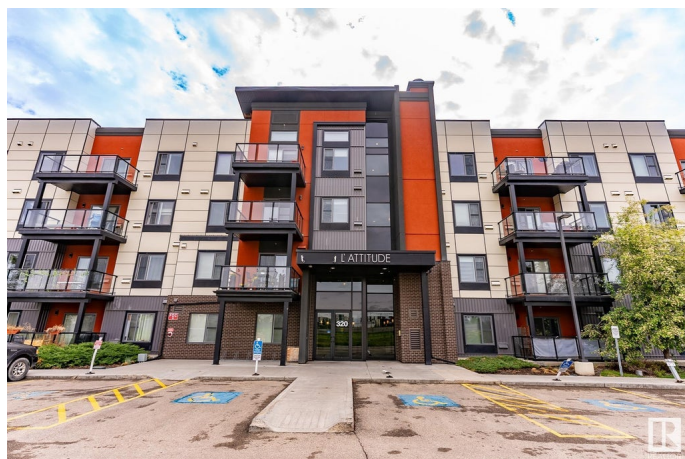
Ambleside, Edmonton, AB

TURN KEY 1 BEDROOM with HEATED UNDERGROUND PARKING in L'Attitude Studios with LOW CONDO FEES. PERFECT for INVESTORS or FIRST TIME BUYERS. You are going to love this clean, updated condo. 9' ceilings, Brand new Quartz countertops, Undermount sinks, Luxury vinyl plank floors throughout and a fresh coat of paint. The unit has lots of storage in the laundry room plus work station area. Large 4 Pc washroom with extended vanity. Spacious bedroom with wrap around closet. Open concept kitchen and living space, plus this unit has a private patio that has views of the courtyard. The building has its own private GYM, Guest Suite, and Social Room Free to book! The location is walking distance to Currents shopping center with Grocery stores, coffee shops, and many restaurants. Walk over to Browns, watch the game, and walk home!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438113  |
| Price      | \$194,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 598                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 309 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Guest Suite, No Smoking Home, Recreation Room/Centre |
| Parking   | Heated, Stall, Underground                                                         |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                             |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Brick, Stucco                                                             |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 56        |
| Condo Fee      | \$352          |

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Listing information last updated on June 16th, 2025 at 10:47am MDT