

# \$260,000 - 127 304 Ambleside Link, Edmonton

MLS® #E4444902

## \$260,000

2 Bedroom, 2.00 Bathroom, 985 sqft  
Condo / Townhouse on 0.00 Acres

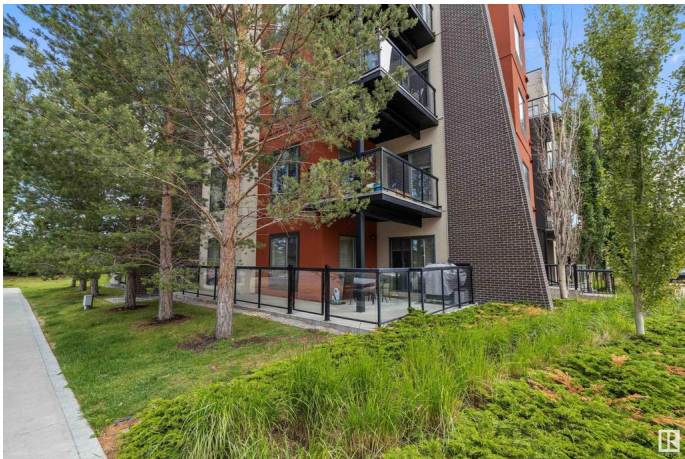
Ambleside, Edmonton, AB

Welcome to Lâ€™™attitude Studios in the SW family-friendly community of Ambleside! This spacious 985 sq ft ground level corner unit offers direct outdoor access just steps from your energized surface stallâ€™™no need to walk far. Youâ€™™ll also enjoy secure, heated underground parking with a storage cage. Inside, find 2 generous bedrooms, 2 full bathrooms, and a versatile den. The open-concept layout includes a kitchen with ample cabinetry, countertop space, a center island. The laundry is conveniently tucked away and this home even has a rough-in for future A/C. The building features a social room, fitness center, and plenty of visitor parking. Located close to shopping, dining, and all amenities. Donâ€™™t miss this incredible opportunity!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444902  |
| Price          | \$260,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 985       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 127 304 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V2                |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Parking-Extra, Parking-Visitor, Patio, Vinyl Windows, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 45              |

|                |          |
|----------------|----------|
| Zoning         | Zone 56  |
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$522    |

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Listing information last updated on August 11th, 2025 at 11:02pm MDT