

## \$259,900 - 115 320 Ambleside Link Link, Edmonton

MLS® #E4455411

**\$259,900**

2 Bedroom, 2.00 Bathroom, 925 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME TO L' ATTITUDE STUDIOS IN AMBLESIDE ( WINDERMERE ) BUILT IN 2014. BEAUTIFUL CONVENIENT GROUND FLOOR UNIT WITH 2 BEDROOMS, 2 FULL BATHROOMS, 2 TITLED PARKING STALLS ( 1 UNDERGROUND WITH STORAGE CAGE & 1 SURFACE PARKING STALL ), SOCIAL ROOM, FITNESS ROOM AND A GUEST SUITE. THIS UNIT HAS 9 FT. CEILINGS, OPEN KITCHEN LAY OUT WITH STAINLESS STEEL APPLIANCES AND QUARTZ COUNTER TOPS. PRIMARY BEDROOM HAS DUAL MİRRORED CLOSETS AND A FULL ENSUITE BATH. THIS UNIT ALSO HAVE A PRIVATE GLASS RAILING PATIO TO ENJOY YOUR MORNING COFFEE. GREAT LOCATION CLOSE TO ANTHONY HENDAY AND ALL AMENITIES LIKE MAJOR SHOPPING, RESTAURANTS, THEATER AND PARK. HURRY! DON'T MISS THIS GREAT OPPORTUNITY!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455411  |
| Price      | \$259,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 925                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 115 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                            |
| Parking        | Heated, Stall, 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, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                      |
| Exterior Features | Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 30th, 2025  
Days on Market                12  
Zoning                              Zone 56  
HOA Fees                         75  
HOA Fees Freq.                Annually  
Condo Fee                        \$541



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