

\$245,000 - 416 304 Ambleside Link Link, Edmonton

MLS® #E4449760

\$245,000

2 Bedroom, 2.00 Bathroom, 865 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this well-maintained 2-bedroom, 2-full-bathroom condo with a den and private balcony, situated in the desirable community of Windermere. This bright and freshly painted unit features stainless steel appliances and an open-concept layout perfect for modern living. Includes two titled parking stalls – one underground and one surface stall – along with a dedicated storage cage for added convenience. The building offers excellent amenities, including a gym, recreation room, and guest suite. Situated just steps from Currents of Windermere shopping center, cineplex, transit, schools and easy access to major highways. Ideal for first-time buyers, investors, or those looking to downsize. Move-in ready!

Built in 2010

Essential Information

MLS® #	E4449760
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2010



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

Community Information

Address	416 304 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

Amenities

Amenities	Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler Sys-Underground, Vinyl Windows, See Remarks, Storage Cage
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Slab

Additional Information

Date Listed	July 25th, 2025
Days on Market	15
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$460

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