

\$205,000 - 313 105 Ambleside Drive, Edmonton

MLS® #E4452429

\$205,000

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Open concept, 3rd floor home: 2 Bath/2 Bedroom with modern finishes. U-shape Kitchen has plenty of cupboards & SS appliances. Large peninsula with 6â€™™ eating counter. Pantry/Linen adds additional storage. Computer alcove leads to Laundry room: 1-piece W/D & electrical panel. Living/Dining with garden door to a 9â€™™ x 9â€™™ covered Balcony (gas-line for year-round BBQ-ing/view of courtyard). Primary has a walk-through, lighted closet & 4-piece ensuite. Sizeable 2nd bedroom & 4-piece Bath. Large opener windows brighten the home year-round. Underground titled parking. Comfortable & convenient. Well-managed complex: exercise room, on-site manager & lots of Visitor parking. Fantastic location: walking distance to Currents of Windermere shopping; great access to the Anthony Henday (via Rabbit Hill Rd/Terwillegar Drive); close to schools & public transit. Offering an ideal & affordable home for all: Assume tenants for immediate possession or 90-day notice required. Suite images Virtually Staged/Tenants items removed.

Built in 2009

Essential Information

MLS® # E4452429

Price \$205,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	313 105 Ambleside Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J4

Amenities

Amenities	Deck, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. M-A Armour (Lottery 3)
Middle	Dr. M-Armour (Lottery 3)
High	Lillian Osborne(Lottery 3)

Additional Information

Date Listed	August 11th, 2025
Days on Market	11
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$519

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 12:17pm MDT