

\$285,000 - 247 308 Ambleside Link, Edmonton

MLS® #E4466295

\$285,000

2 Bedroom, 2.00 Bathroom, 986 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

AMAZING opportunity to own this 985 sq.ft BRIGHT & MODERN 2 BED+DEN & 2 Bath CORNER Unit with TANDEM (2) UNDERGROUND PARKING & STORAGE CAGE located in the highly sought after & conveniently located community of AMBLESIDE! Surrounded by walking trails, you'll love being just STEPS to the Currents of Windermere with endless shops, restaurants & amenities and quick access to the Henday. This beautiful home offers an open concept floor plan with 9 Ft ceilings & LARGE WINDOWS THROUGHOUT and features a CAPTIVATING kitchen with an EXPANSIVE island with stunning granite counters, sleek s/s appliances & espresso cabinetry & overlooks the spacious living room & dining room that separates both bedrooms for added privacy. The versatile den is great for a home office or extra storage. The primary bedroom offers a walkthru closet & 3pc ensuite & rounding off the space is the 2nd bedroom, 4pc bath & INSUITE LAUNDRY. Building amenities include the FITNESS CENTRE, GUEST SUITE & SOCIAL ROOM complete with a pool table.

Built in 2011

Essential Information

MLS® #

E4466295



Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	247 308 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

Amenities

Amenities	Ceiling 9 ft., Deck, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Storage Cage
Parking	Heated, Tandem, 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, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 20th, 2025
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$548

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