

Courtesy Of Brent Anderson Of Century 21 Masters

## \$268,800 - 438 308 Ambleside Link, Edmonton

MLS® #E4448023

**\$268,800**

2 Bedroom, 2.00 Bathroom, 956 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

If you're a first-time homebuyer or an investor seeking a promising opportunity, look no further than this sunny + bright, south-facing, 2-bdrm, 2-bthrm corner unit. Nestled in a vibrant community, this residence offers not just a home, but a lifestyle. Situated in a coveted location near The Currents, you'll find yourself at the heart of convenience. Imagine having your shopping, dining, + entertainment needs just a short distance away. There's no need to venture far when everything you desire is practically at your doorstep. This condo ensures comfort + security with a heated underground parking stall + a storage cage for your extra belongings. No more scraping ice off your car in the winter or worrying about storage space. The building itself is equipped with fantastic amenities designed to enhance your living experience. Stay fit + healthy with access to an on-site gym, perfect for those who enjoy a quick workout before starting the day. For your guests, a guest suite + games room are also available.

Built in 2011

### Essential Information

MLS® # E4448023

Price \$268,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 438 308 Ambleside Link |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0V3                |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck, Guest Suite, No Animal Home, No Smoking Home, Storage Cage |
| Parking Spaces | 1                                                                |
| Parking        | Heated, Underground                                              |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Tar & Gravel        |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$478           |

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Listing information last updated on August 18th, 2025 at 3:17pm MDT