

# **\$289,900 - 437 308 Ambleside Link Link, Edmonton**

MLS® #E4434049

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios in the desirable community of Ambleside! This unique top floor unit is ideal for investors or someone looking for a mortgage helper as you get 2 condo units for the price of one. It can be used and set up as a typical large 2 bedroom, 2 bath or as 2 one bedroom units for in-laws, roommates or tenants. Shared main entry and laundry/storage room before you enter each unit. The 1 bedroom side features all stainless steel appliances, huge pantry or den, large living area, 4 piece bath, and a good size bedroom. The studio side has a large bedroom, 4 piece bath, small kitchen area and walk-in closet. Each side has its own separate balcony! Highlights include 2 titled parking stalls (1 underground & 1 surface stall), storage cage, exercise room, social room with pool table, and a guest suite available for rent per night. Enjoy all the walking trails, public transit and Currents of Windermere shopping complex, schools, playground, and restaurants. This unit is one of a kind!

Built in 2011

## **Essential Information**

MLS® # E4434049

Price \$289,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	437 308 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0V3

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Storage Cage
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two
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	Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Flat

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	37
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$556

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