

# \$275,000 - 127 304 Ambleside Link, Edmonton

MLS® #E4444902

## \$275,000

2 Bedroom, 2.00 Bathroom, 985 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Lâ€™™attitude Studios in the SW family-friendly community of Ambleside! This spacious 985 sq ft ground level corner unit offers direct outdoor access just steps from your energized surface stallâ€™™no need to walk far. Youâ€™™ll also enjoy secure, heated underground parking with a storage cage. Inside, find 2 generous bedrooms, 2 full bathrooms, and a versatile den. The open-concept layout includes a kitchen with ample cabinetry, countertop space, a center island. The laundry is conveniently tucked away and this home even has a rough-in for future A/C. The building features a social room, fitness center, and plenty of visitor parking. Located close to shopping, dining, and all amenities. Donâ€™™t miss this incredible opportunity!

Built in 2010

### Essential Information

MLS® #	E4444902
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00
Year Built	2010



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

### Community Information

Address	127 304 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Parking-Extra, Parking-Visitor, Patio, Vinyl Windows, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 28th, 2025
Days on Market	8

Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$522

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