

\$249,900 - 140 308 Ambleside Link, Edmonton

MLS® #E4447493

\$249,900

2 Bedroom, 2.00 Bathroom, 790 sqft
Condo / Townhouse on 0.00 Acres

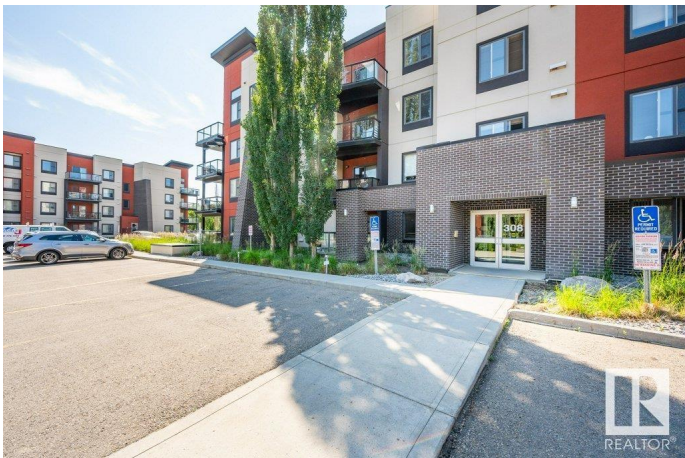
Ambleside, Edmonton, AB

Discover this rare gem—a beautifully maintained 2-bedroom, 2-bath condo nestled in the highly sought-after Windermere neighborhood. This unit features 9’™ ceilings, in-suite laundry, and a full-length patio in a quiet, tree-lined setting, perfect for relaxing outdoors. The spacious master bedroom includes a walk-in closet and a private ensuite, while the second bedroom is generously sized. Enjoy the convenience of titled underground parking and a secure storage space. The building offers excellent amenities including a fitness room, social room (in Building 304), guest suite, and plenty of visitor parking out front. Just a short walk to the Currents of Windermere and nearby parks, this condo combines comfort, style, and location—a true rare find!

Built in 2011

Essential Information

MLS® #	E4447493
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.00
Year Built	2011



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

Community Information

Address	140 308 Ambleside Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V3

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Storage Cage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 12th, 2025
Days on Market	22
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$408

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 3rd, 2025 at 6:32pm MDT