

## \$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 |
|----------|---------------------|

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| 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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Listing information last updated on November 20th, 2025 at 4:02pm MST