

## \$324,999 - N/A, Edmonton

MLS® #E4424901

**\$324,999**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

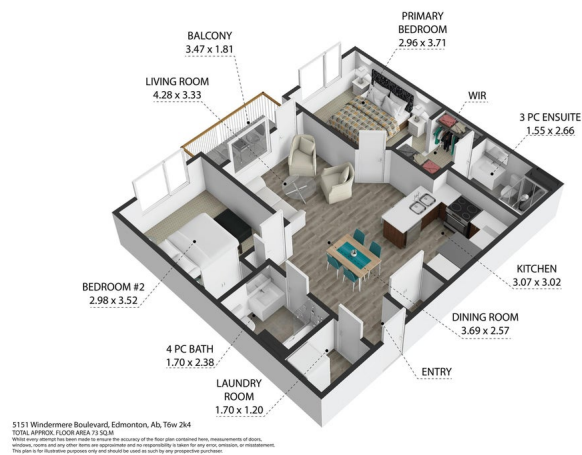
Welcome to this stunning NEWLY renovated property in the highly desired SIGNATURE building at Ambleside. Upon entering this 2 bedroom, 2 full bath home, you will immediately notice PRIDE OF OWNERSHIP and the abundance of NATURAL LIGHT. The luxurious kitchen is complete with UPGRADED stainless steel appliances and GRANITE countertops. A spacious dining and living room area offers the PERFECT floorpan, making gathering and entertaining a breeze. The first of the 2 bedrooms welcomes you, complete with WALK THROUGH closet and wonderful ENSUITE. The second bedroom, 4 piece bath and private LAUNDRY room completes the remainder of the LUXURIOUS interior. A generously appointed balcony offers exceptional VIEWS of nearby amenities and downtown Edmonton. HEATED ABOVE GROUND parking, on-site fitness room, meeting room, concierge service, ample visitor parking and DIRECT access to nearby amenities including restaurants, shopping, schools, transit and Henday - this home has it all!

Built in 2014

### Essential Information

MLS® # E4424901

Price \$324,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 789                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Ambleside |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6W 2K4   |

### Amenities

|           |                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms |
| Parking   | Heated                                                                                                                                                                            |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                             |
| # of Stories      | 12                                                                                 |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                               |
| Exterior Features | Golf Nearby, Landscaped, Level Land, Playground Nearby, Public |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, View Downtown |
| Roof         | EPDM Membrane                                           |
| Construction | Concrete, Stucco                                        |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 56          |
| Condo Fee      | \$443            |

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Listing information last updated on April 15th, 2025 at 10:32pm MDT