

\$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 | 68 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$556 |

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Listing information last updated on July 9th, 2025 at 3:32pm MDT