

## \$240,000 - 140 308 Ambleside Link, Edmonton

MLS® #E4447493

**\$240,000**

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 9â€™™ 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          | \$240,000 |
| 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 | 36              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$408           |

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Listing information last updated on August 17th, 2025 at 2:32am MDT