

## \$226,000 - 140 308 Ambleside Link, Edmonton

MLS® #E4457570

**\$226,000**

2 Bedroom, 2.00 Bathroom, 790 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

A beautifully cared-for 2-bedroom, 2-bath condo in the highly desirable Windermere neighborhood. Featuring 9-foot ceilings, in-suite laundry, and a spacious full-length patio set in a peaceful, private, tree-lined environmentâ€”perfect for outdoor relaxation. The generous primary bedroom offers a walk-thru closet and a private ensuite, while the second bedroom is equally roomy. Enjoy the convenience of titled underground parking and a secure storage unit. Residents also have access to amenities such as a fitness room, guest suite, social room (located in Building 304), and ample visitor parking right out front. With parks and the Currents of Windermere just a short stroll away, this condo offers the ideal blend of comfort, convenience, and locationâ€”a true hidden gem!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457570  |
| Price          | \$226,000 |
| 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      | Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Vinyl Windows, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                                                                          |
| Parking        | 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                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 4                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 56              |
| HOA Fees       | 50                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$408                |

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Listing information last updated on October 24th, 2025 at 12:02pm MDT