

Courtesy Of Lori Hunt Of RE/MAX River City

## \$279,000 - 214 304 Ambleside Li, Edmonton

MLS® #E4418591

**\$279,000**

2 Bedroom, 2.00 Bathroom, 867 sqft  
Condo / Townhouse on 0.00 Acres

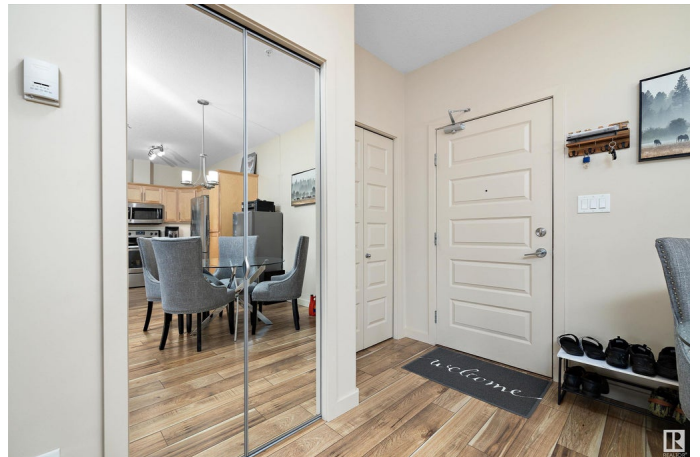
Ambleside, Edmonton, AB

Discover modern air-conditioned comfort in this well-maintained 2-bedroom, 2-bath condo with titled underground parking, storage cage, & planned future bus terminal. Located in a secure building, you'll enjoy the well-equipped fitness centre, social room with billiards and bar, and guest suite for visitors. The fully functional kitchen features granite counters, raised eating bar, Kitchen Craft cabinetry with built-in wine rack, stainless steel appliances, walk-in pantry, built-in work station & insuite laundry with newer full-sized, high efficiency washer and dryer. The open-concept layout highlights 9 foot ceilings, large bright windows and premium laminate flooring, while the covered balcony with gas BBQ outlet extends the living space and provides an unparalleled view of stunning sunsets. Close to the Currents Shopping Plaza, all major amenities are close by: shopping, restaurants, transit and the Anthony Henday—the perfect blend of value, convenience and location.

Built in 2015

### Essential Information

MLS® #	E4418591
Price	\$279,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	214 304 Ambleside Li
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V2

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Euro Washer/Dryer Combo, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, TV Wall Mount
Heating	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, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	J H Picard
High	J H Picard

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	88
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$434

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 11:47am MDT