

## \$284,900 - 122 320 Ambleside Link Link, Edmonton

MLS® #E4425261

**\$284,900**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WOW this GORGEOUS Carrington condo is a must see. Large spacious 2 bedroom + PLUS DEN, 2 bathroom condo located in the Currents of Windermere features over \$18,000 in upgrades. Condo unit features secure, underground heating parking stall, plus one energized surface parking stall, oversized caged storage unit, 9 foot ceilings, decora-style switches, expanded upper cabinets, oversized patio with natural gas outlet for BBQ and GFCI outlet on patio. The building amenities include Cat5e and cable outlets, front load stackable washer/dryer in suite, 4â€• baseboards, fully equipped fitness facility, social room with billiards and wet bar, guest suite, and pressurized air conditioned corridors and lobby, elevator service to all floors. Condo has vast improvements as listed below and is the largest unit in the building. Located on first floor of complex. Upgrades include: Dark hardwood floors throughout living and dining room, Quartz countertops in kitchen and bathrooms.

Built in 2014

### Essential Information

MLS® # E4425261

Price \$284,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,082                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 122 320 Ambleside Link Link |
| Area        | Edmonton                    |
| Subdivision | Ambleside                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z9                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Television Connection |
| Parking Spaces | 2   |
| Parking        | Heated, Stall, 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           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$615            |

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Listing information last updated on April 30th, 2025 at 3:02pm MDT