

\$279,900 - 437 308 Ambleside Link, Edmonton

MLS® #E4456892

\$279,900

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! Rare Opportunity â€“ Two Units Under One Title. Exceptional investment or multi-family living opportunity! This unique property offers two separate condo units under a single title, with one condo fee and one property tax bill. Each unit is fully self-contained with its own entrance, kitchen, and living space. Perfect for a multi-generational family, nanny/in-law suite, or investor. Live in one unit and rent the other to help pay the mortgage, or rent both for strong dual income potential. Rarely available and highly versatile â€“ donâ€™t miss out on this profitable condo investment. Top floor unit is made up of: one studio side/bath and one single bedroom/bath. 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. Close to all amenities and easy access to the Anthony Henday.

Built in 2011

Essential Information

MLS® #	E4456892
Price	\$279,900
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
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	September 9th, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$556

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 September 14th, 2025 at 6:47pm MDT