

# \$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, youâ€™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 Hendayâ€”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              |

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Listing information last updated on April 18th, 2025 at 4:02pm MDT