

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

MLS® #E4435398

**\$279,000**

2 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into elevated living in this impeccable 2 bedroom, 2 bath condo with style, space, and substance. Capture breathtaking sunset views from your covered balcony, complete with a BBQ gas line. A seamless open-concept layout is framed by 9-foot ceilings & oversized windows. Premium laminate flooring complements the chef-inspired kitchen with granite counters, raised eating bar, stainless steel appliances, Kitchen Craft cabinetry, built-in wine rack, walk-in pantry & built-in workstation, while the primary suite offers a walk-through closet & ensuite. A full-sized high-efficiency washer and dryer are tucked into your own laundry area—convenient, quiet, and practical. This secure, amenity-rich building includes titled underground parking, storage cage, fully-loaded fitness centre, social room with bar and billiards, guest suite & visitor parking. With low condo fees, this unit is move-in ready with immediate possession—this isn't just a condo, it's a next-level upgrade.

Built in 2014

### Essential Information

MLS® # E4435398

Price \$279,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 867                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| 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 Spaces | 1                                                                                                                                                                                                                                                             |
| 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    | May 8th, 2025 |
| Days on Market | 23            |
| Zoning         | Zone 56       |
| HOA Fees       | 100           |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$434         |

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Listing information last updated on May 31st, 2025 at 4:17am MDT