

\$269,900 - 214 304 Ambleside Li, Edmonton

MLS® #E4435398

\$269,900

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 \$269,900

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 | 92 |
| Zoning | Zone 56 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$434 |

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Listing information last updated on August 8th, 2025 at 6:02pm MDT