

## \$205,000 - 313 105 Ambleside Drive, Edmonton

MLS® #E4452429

**\$205,000**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Open concept, 3rd floor home: 2 Bath/2 Bedroom with modern finishes. U-shape Kitchen has plenty of cupboards & SS appliances. Large peninsula with 6â€™™ eating counter. Pantry/Linen adds additional storage. Computer alcove leads to Laundry room: 1-piece W/D & electrical panel. Living/Dining with garden door to a 9â€™™ x 9â€™™ covered Balcony (gas-line for year-round BBQ-ing/view of courtyard). Primary has a walk-through, lighted closet & 4-piece ensuite. Sizeable 2nd bedroom & 4-piece Bath. Large opener windows brighten the home year-round. Underground titled parking. Comfortable & convenient. Well-managed complex: exercise room, on-site manager & lots of Visitor parking. Fantastic location: walking distance to Currents of Windermere shopping; great access to the Anthony Henday (via Rabbit Hill Rd/Terwillegar Drive); close to schools & public transit. Offering an ideal & affordable home for all: Assume tenants for immediate possession or 90-day notice required. Suite images Virtually Staged/Tenants items removed.

Built in 2009

### Essential Information

MLS® # E4452429

Price \$205,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 840                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 313 105 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Heated, Underground                                                                                                   |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dr. M-A Armour (Lottery 3) |
| Middle     | Dr. M-Armour (Lottery 3)   |
| High       | Lillian Osborne(Lottery 3) |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 41                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$519             |

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Listing information last updated on September 21st, 2025 at 4:32am MDT