

## \$324,999 - N/A, Edmonton

MLS® #E4424901

**\$324,999**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

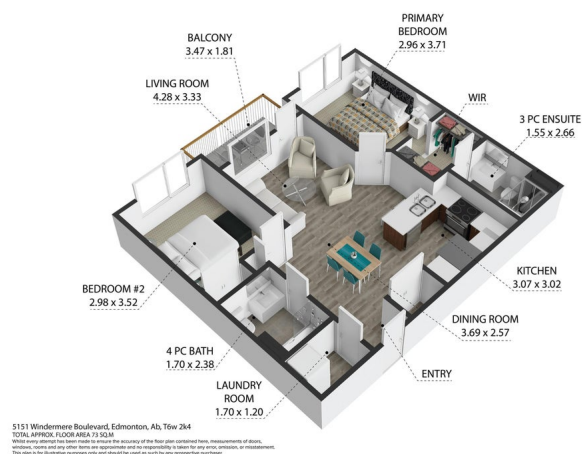
Welcome to this stunning NEWLY renovated property in the highly desired SIGNATURE building at Ambleside. Upon entering this 2 bedroom, 2 full bath home, you will immediately notice PRIDE OF OWNERSHIP and the abundance of NATURAL LIGHT. The luxurious kitchen is complete with UPGRADED stainless steel appliances and GRANITE countertops. A spacious dining and living room area offers the PERFECT floorpan, making gathering and entertaining a breeze. The first of the 2 bedrooms welcomes you, complete with WALK THROUGH closet and wonderful ENSUITE. The second bedroom, 4 piece bath and private LAUNDRY room completes the remainder of the LUXURIOUS interior. A generously appointed balcony offers exceptional VIEWS of nearby amenities and downtown Edmonton. HEATED ABOVE GROUND parking, on-site fitness room, meeting room, concierge service, ample visitor parking and DIRECT access to nearby amenities including restaurants, shopping, schools, transit and Henday - this home has it all!

Built in 2014

### Essential Information

MLS® # E4424901

Price \$324,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms
Parking	Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Landscaped, Level Land, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, View Downtown
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	41
Zoning	Zone 56
Condo Fee	\$443

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 April 20th, 2025 at 12:32am MDT