

## \$275,000 - 307 103 Ambleside Drive, Edmonton

MLS® #E4431598

### \$275,000

2 Bedroom, 2.00 Bathroom, 1,002 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Beautifully updated and freshly repainted, this bright corner unit offers a modern open-concept layout perfect for everyday living. The large entryway features ample storage and convenient in-suite laundry. Expansive windows fill the living and dining areas with natural light, while the kitchen impresses with updated appliances, quartz countertops, and sleek finishes. Both bathrooms have been fully renovated with new floor tile, modern vanities, and a refreshed bathtub with updated tile surround. The spacious primary suite includes a walk-in closet and private ensuite. A generously sized second bedroom provides direct access to a semi-ensuite bath—ideal for guests or roommates. Enjoy indoor-outdoor living with a private balcony just off the dining area. Building amenities include secure underground parking, a fitness center, and a social room. Located in a desirable area within walking distance to shopping, dining, and entertainment, with quick access to Anthony Henday for easy commuting.

Built in 2008

### Essential Information

MLS® #	E4431598
Price	\$275,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 103 Ambleside Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J4

### Amenities

Amenities	No Smoking Home, Parking-Extra, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, See Remarks
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	11
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$635

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