

## \$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 | 10               |
| Zoning         | Zone 56          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$635            |

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Listing information last updated on April 27th, 2025 at 3:32pm MDT