

# **\$174,900 - 307 105 Ambleside Drive, Edmonton**

MLS® #E4440095

**\$174,900**

1 Bedroom, 1.00 Bathroom, 636 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

One-bedroom, one-bathroom suite, heated underground parking stall. Enjoy the north facing balcony Great view of all the shopping and stores in the area. The ex property features condominium fee that includes heat and water utilities. The bedroom is spaciously designed to comfortably accommodate a king-sized bed and includes a walk-through closet with custom wooden shelving, connecting to a modern four-piece ensuite bathroom. Additional conveniences include in-suite washer and dryer, and a wonderful location just steps from the shopping at the Currents of Windermere. Great access to Anthony Henday, for quick access to the city.

Built in 2009

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440095          |
| Price          | \$174,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 636               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 307 105 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Deck, Parking-Visitor      |
| Parking   | Heated, Stall, Underground |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Baseboard, Natural Gas                                      |
| # of Stories      | 4                                                           |
| Stories           | 1                                                           |
| Has Basement      | Yes                                                         |
| Basement          | None, No Basement                                           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Brick, Vinyl                     |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Brick, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 63             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$403          |

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Listing information last updated on August 5th, 2025 at 1:32pm MDT