

## \$209,900 - 210 103 Ambleside Drive, Edmonton

MLS® #E4463239

**\$209,900**

2 Bedroom, 2.00 Bathroom, 754 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside, one of southwest Edmonton's most desirable communities. This bright and spacious 2 bed, 2 bath condo offers a perfect blend of comfort and convenience. Enjoy being within walking distance to all the amenities and services along Currents Drive, including shopping, dining, grocers, and more. Nature lovers will appreciate the nearby parks, schools, and the extensive network of walking trails and bike paths throughout the neighbourhood. Inside, you'll find an open-concept layout with a modern kitchen, plenty of storage, and a private balcony ideal for relaxing or enjoying your morning coffee. The primary bedroom features a walk-through closet with an ensuite bath, while the second bedroom and full bath provide excellent versatility for guests, or a home office. Condo fees include heat and water, offering peace of mind and low-maint living. A great opportunity for first-time buyers or investors in a welcoming and vibrant community. Welcome home! \*some photos have been virtually staged\*

Built in 2008

### Essential Information

MLS® # E4463239

Price \$209,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 754                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 210 103 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Exercise Room, Intercom, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                |
| Parking        | Parkade, Stall, Underground                                      |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$472              |

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Listing information last updated on October 30th, 2025 at 9:02am MDT