

## \$279,900 - 307 111 Ambleside Drive, Edmonton

MLS® #E4430389

**\$279,900**

2 Bedroom, 2.00 Bathroom, 992 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Experience refined living in this exceptional corner unit nestled in the prestigious Infusion Condos of Ambleside. This third-floor residence offers two spacious bedrooms, a versatile den, and two full bathrooms, complemented by two parking stalls (one u/g, one above) and a storage cage. Designed for both comfort and style, including rich hardwood flooring in the main living areas, sleek tile in the bathrooms, and plush carpeting in the bedrooms. The thoughtfully designed open-concept floor plan is anchored by a large island, ideal for both entertaining and meal preparation, and is paired with stainless steel appliances for a modern touch. Custom Hunter Douglas blinds, in-suite washer and dryer with additional storage, and a spacious west facing balcony—perfect for BBQs or a tranquil retreat—enhance the home's convenience and charm. Ideally located by The Currents of Windermere, this residence offers easy access to shopping, restaurants and more!

Built in 2011

### Essential Information

MLS® # E4430389

Price \$279,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 992                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 307 111 Ambleside Drive |
| Area        | Edmonton                |
| Subdivision | Ambleside               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J4                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, Parking-Visitor, Storage Cage |
| Parking Spaces | 2                                   |
| Parking        | Stall, Underground, See Remarks     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # 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, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 68               |
| Zoning         | Zone 56          |
| Condo Fee      | \$608            |

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 June 18th, 2025 at 3:17am MDT