



**Edmonton** **56 Ambleside** **LP: \$229,000**  
**#104 320 AMBLESIDE SW** **SP:** 

**ACTIVE**

**Type:** Lowrise Apartment **Listing ID#:** [E4107107](#)  
**Style:** Single Level Apartment **Bdrms Above:** 2  
**Year Built:** 2014 **Bdrms Total:** 2  
**Full Baths:** 2 **Basement:** None  
**Half Baths:** 0 **Bsmnt Dev:** No Basement  
**Tot A.G. SqFt:** 838.62 **Tot A.G. SqM:** 77.91

OPEN FLOOR PLAN, 2 bedroom/ 2 FULL bathroom home with TWO TITLED parking stalls (1 underground & 1 surface). WEST FACING, sunlit home with only ONE shared side wall and QUICK ACCESS to the side entrance & surface parking stall. The kitchen boasts FABULOUS countertops, tons of cabinetry, HUGE island w/ sink & storage, and SEPARATE pantry. Master bedroom has an OVERSIZED walk thru closet with GREAT mirrored doors leading to the FULL ensuite. GREAT SIZED second bedroom, located on the OPPOSITE side of the home, also has a HUGE walk thru closet with the ability to turn the main FULL bathroom into a PRIVATE ensuite. The GREAT computer nook, IN SUITE LAUNDRY & COVERED patio complete this home. The building's amenities are ONE OF A KIND; A private guest suite, a social room with kitchen & POOL TABLE, and a complete GYM. This Ambleside condo is in the heart of ENDLESS amenities, walking trails & restaurants. The VIP movie theatre is also just STEPS away. VERY EASY access to Anthony Henday & Terwilligar Drive.

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	77.91	838.62
<b>Parking:</b>									
<b>Garage Dim:</b>									
				<b>Prk Encl/Ttl:</b>	/ 2				

<b>Living Room:</b>	4.18 x 3.02	M	<b>Master Bedroom:</b>	3.10 x 3.07	M
<b>Dining Room:</b>			<b>Bedroom 2:</b>	3.38 x 3.13	M
<b>Kitchen:</b>	4.52 x 4.04	M	<b>Bedroom 3:</b>		
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>			<b>Laundry Room</b>	1.53 x 1.05	M
<b>Bonus Room:</b>					

**Flooring:** Carpet, Ceramic Tile, Laminate Flooring **Foundation:** Concrete  
**Construction:** Wood Frame **Heating Type:** Baseboard  
**Roof:** Tar & Gravel **Heat Source:** Natural Gas  
**Exterior:** Stucco **Features:** Exercise Room, Guest Suite, Laundry-In-Suite, Parking-Visitor, Patio, Secured Parking, Social Rooms  
**Site Influences:** Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** Pet Restrict/Board Approv

**Goods Excluded:**

**Warranty:**

**Elem School:** margaretannarmour.epsb.ca **Jr. High School:** margaretannarmour.epsb.ca **Sr High School:** osborneschool.ca

<b>Condo Name:</b>	L'Attitude Studios	<b>Condo Fee Incl:</b>	Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
<b>Condo Fee:</b>	\$359.43	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Ground	<b>Floor Number:</b>	1
<b>Balcony/Terrace:</b>	Yes	<b>Unit Exposure:</b>	W
		<b>HOA Fee Incl:</b>	

**Total Lot M2:** 71.09 **Lot Shape:** **Lot Dimen:**  
**Frontage:** **Depth:** **Zoning:**  
**Conform:** **Conform Yr:** **Front Expos:** West  
**Taxes:** \$2,033.56 2017 **Local Improve:**