

## \$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	71
Zoning	Zone 56
Condo Fee	\$608

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