

# \$189,900 - 116 105 Ambleside Drive, Edmonton

MLS® #E4424128

**\$189,900**

1 Bedroom, 1.00 Bathroom, 628 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

MOVE-IN READY in the sought-after Infusion building! This warm and inviting 1 bed, 1 bath condo offers over 628 sq ft of open-concept modern styling and TONS of natural light. Youâ€™ll love the white kitchen w/ granite countertops, stainless steel appliances, pot/pan drawers PLUS extra storage in the large pantry cabinets w/ pull-outs. Spacious living area and separate dining space. Large bedroom with walk-thru closet & 4-pce ensuite bath (also accessible from the main living area). Recent updates include brand new laminate and carpet, plus fresh paint throughout. The sunny patio has a gas line for your bbq. With in-suite laundry, heated underground parking and low condo fees of \$402.61 - this one has it all! Well-maintained, pet-friendly building with exercise room, plus experienced management & healthy reserve fund. This fantastic Ambleside location is just steps to the amazing amenities at Currents of Windermere including shopping, restaurants, movie theatre and more. Quick access to Anthony Henday too!

Built in 2009

## Essential Information

MLS® #	E4424128
Price	\$189,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	628
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	116 105 Ambleside Drive
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J4

### **Amenities**

Amenities	Exercise Room, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

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

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$403

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Listing information last updated on March 14th, 2025 at 7:17am MDT