



## Edmonton Alberta

\$266,000

Stop renting and start owning in Ambleside! This stylish 2 bed + den, 2 bath condo offers amazing value with 2 titled parking stalls (one underground with storage cage). Ideal for first-time buyers, students, or downsizers, enjoy the open layout, 9 ft ceilings, and modern touches like wide plank flooring, dark cabinets, black appliances, and a spacious walk-in closet with ensuite. Set in L'Attitude Studios, you'll love the on-site fitness room, guest suite, social lounge with pool table, and heated, secure parkade with video surveillance. Walk to major bus routes and all the shops and restaurants at Currents of Windermere. Condo fees are \$460.41 and cover heat, water, reserve fund, janitorial services, and more. This is the lifestyle upgrade you've been waiting for--don't miss it! (id:6769)

Living room Measurements not available x 12 m	Den Measurements not available
Dining room 3'6" x 6'11	Primary Bedroom 11'3" x 11'3
Kitchen 13'6" x 13'5	Bedroom 2 11'3" x 11'4

Listing Presented By:



Originally Listed by:  
Liv Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net