

# 306, 103 AMBLESIDE DRIVE

EDMONTON, ALBERTA T6W 0J4 | MLS #: E3389956

**\$257,500** | 2 BEDS | 2 BATHROOMS | 1 UNDERGROUND STALL | 947.24 SQUARE FEET



Large 886874

Slide 886871

Slide 886872

View Online: <http://amblesidecondo.homeis4sale.com>

For Instant Photos: Text 103373 To 415-877-1411

This gorgeous & immaculate 3rd floor unit is located in one of South Edmonton's most desirable communities...Ambleside. Featuring 2 bedrooms & 2 full bathrooms this beautiful unit makes a great starter home for the 1st time buyer, students, professionals or the empty nester. There's 947 sq.ft. of living space with an open concept main living area. Lots of modern touches throughout: Gorgeous dark cabinetry, modern colours, central island perfect for entertaining, a large balcony & a convenient in-suite laundry. The unit also has 1 titled underground parking stall. There's also a convenient exercise room in the well run complex. Located extremely close to many great amenities such as shopping, dining, cafes, public transportation and direct access to the Anthony Henday. A must see for those looking to getting into Alberta's hot real estate market!!



- 2 Bedrooms / 2 Full Bathrooms
- Excellent Condition
- Functional Open Concept Floorplan
- Gorgeous Kitchen with Large Central Island
- Large Balcony & Convenient In-suite Laundry
- 1 Titled Underground Parking Stall
- Condo Fee of \$406 per month includes heat
- Annual Property Tax \$1916 in 2013

## AGENT INFORMATION

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## ABOUT CONRAD BITANGCOL

I am a top producing REALTOR with RE/MAX Professionals that resides in the City of St Albert and serves Edmonton and area.

I am digital marketing expert that specializes in advertising the properties I list, as well as my business, through various social media platforms with an emphasis on intense and engaging video marketing.

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Disclaimer: All information deemed reliable but not guaranteed.