

FOR SALE – CONDOMINIUM UNIT IN AMBLESIDE

403, 105 Ambleside Drive SW

Edmonton

LAST UPDATE: March 2026



Property Type:	Condominium Unit
Unit Type:	1 Bedroom
Neighbourhood:	Ambleside
Sector:	South West
Legal Description:	Condominium Plan 1023201 Unit 180
Parking Legal Description:	Condominium Plan 1023201 Unit 230
Total Unit Size:	520 sq.ft. (more or less)
Tax Roll Number:	10193364
Estimated Taxes 2026:	\$1,120.37 <small>(subject to verification by Assessment and Taxation)</small>
Monthly Condominium Fees:	\$309.70

The City of Edmonton is pleased to offer the opportunity to own a 520-square-foot (more or less), one-bedroom condo unit in the vibrant neighbourhood of Ambleside. The primary bedroom offers a walk-in closet leading to a full ensuite, and the unit includes in-suite laundry, a private balcony with a natural gas BBQ outlet, and an assigned heated underground parking stall.

It is located near extensive retail options and family-oriented infrastructure, such as Currents of Windermere, Windermere Crossing, Dr. Margaret-Ann Armour School, Constable Daniel Woodall School, and Ambleside Park. The property also offers excellent access to Anthony Henday Drive, allowing for an easy commute around Edmonton.

Condo fees include heat, water, insurance, snow removal, management, and reserve fund contribution. Immediate possession is available.



Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

edmonton.ca/**PropertySales**

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- [More Interior Pictures](#)
- [Virtual Tour](#)
- [Floor Plan](#)

CONDITIONS OF SALE

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of \$5,000.00 upon execution of a sales agreement.
3. The property is being sold on a strictly "as is", "where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
4. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under The Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 1, s. 235, and the regulations thereunder, as amended from time to time.
5. Upon execution of a sales agreement, the City will provide list of documents in City's possession with respect to the Subject Property for the Buyer to review.

PURCHASE PROCESS

1. All interested parties must submit a buyer's application form to the City. This property will be sold on a first come, first serve basis. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

"CS230097#403, Ambleside – Submission"

or Mail to:

Attn: Supervisor, Property Sales
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion to accept, reject, or further negotiate with any or all applicants and/or cancel or modify this offering.

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