

## \$215,000 - 412 2588 Anderson Way, Edmonton

MLS® #E4432570

**\$215,000**

1 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Rare opportunity to own in The ION In AMBLESIDE! This 1 bedroom, 1 bath condo has everything that you have been looking for! PET FRIENDLY, 9FT CEILING, QUARTZ COUNTER TOPS, IN-SUITE LAUNDRY & 1 UNDERGROUND PARKING STALL. The kitchen includes a Gourmet kitchen with Quartz countertops, stylish backsplash, 42" upper cabinets & stainless-steel appliances. Conveniently located next to the kitchen is a large storage room. Off the bright and sunny open concept living room is your patio offering privacy to enjoy morning coffee or an evening glass of wine while relaxing with a view of nature and wildlife at the pond. Your bedroom is very spacious primary bedroom including a walk-in closet. Building amenities include, GYM, PARTY ROOM, BBQ AREA & GUEST SUITE! It doesn't get any better than this location, walking distance to restaurants, shopping, movie theatre, medical centers, schools & public transportation. Minutes to the Anthony Henday with quick access to the West Edmonton Mall, South Common & Airport.

Built in 2011

### Essential Information

MLS® # E4432570

Price \$215,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	671
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	412 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Composition
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Tar & Gravel
Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Zone 56
Condo Fee	\$437

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 1:32pm MDT