

## \$269,900 - 204 2588 Anderson Way, Edmonton

MLS® #E4448434

**\$269,900**

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into comfort and convenience with this bright and airy 2-bedroom, 2-bathroom, and 2-parking-stall corner unit that offers style and functionality. Featuring 9' ceilings, large windows, and an open-concept layout with laminate flooring in the living space and soft carpet in the bedrooms. The kitchen features stainless steel appliances, ample storage, and a centre island. The primary bedroom boasts a 4-piece en-suite and walk-in closet, while the dedicated den, featuring a built-in desk and shelving, is ideal for working from home. Enjoy peaceful evenings on your west-facing patio or explore nearby ponds and trails. This pet-friendly building also offers a fitness room, guest suite, and TWO titled parking stalls. All this in a fantastic location with shops, restaurants in the nearby Currents of Windermere, and easy access to the Anthony Henday, Terwillegar Dr, and Whitemud. A perfect place to settle in – don't miss your opportunity to make it home!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448434  |
| Price     | \$269,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|               |                                                                                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking       | Stall, Underground                                                                                                              |
| Is Waterfront | Yes                                                                                                                             |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                                                 |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$604           |

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Listing information last updated on September 5th, 2025 at 7:32am MDT