

## \$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 | 4                |
| Zoning         | Zone 56          |
| Condo Fee      | \$437            |

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Listing information last updated on April 28th, 2025 at 6:02am MDT