

## \$269,900 - 409 2588 Anderson Way, Edmonton

MLS® #E4436106

**\$269,900**

2 Bedroom, 2.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

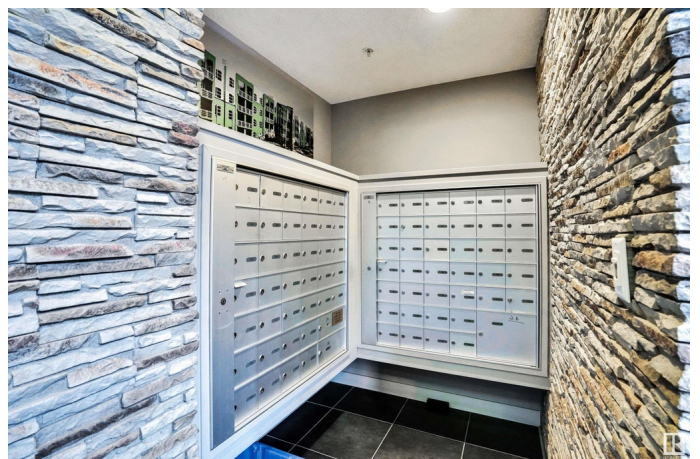
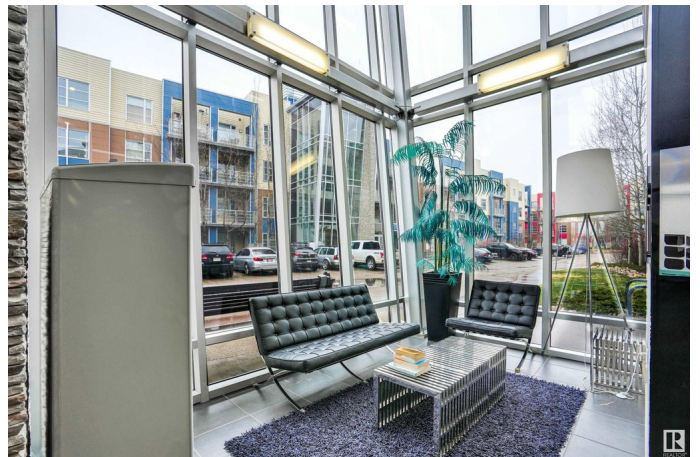
Welcome to the Ion in Ambleside! Discover this beautifully open-concept 2-bed, 2-bath condo with 2 TITLED parking. The kitchen features upgraded quartz countertops, SS appliances, and a convenient tech space. Next to the kitchen, you'll find a large storage room with IN-SUITE laundry, plus additional storage in the heated underground parking. Step outside and enjoy your private balcony, ideal for a morning coffee or evening relaxation. The primary bedroom is spacious, offering a double closet with organizers leading to great ensuite. The second bedroom is bright, featuring ample storage, and has its own full bathroom. Building PERKS: GYM, PARTY ROOM, BBQ area, visitor parking, and a guest suite for your visitors! Located close to walking trails, top-rated restaurants, shopping, medical centers, schools, and public transportation – with easy access to Anthony Henday and the airport. – perfect for first-time homeowners or savvy investors. Move-in ready and waiting for you! MUST SEE!

Built in 2011

### Essential Information

MLS® # E4436106

Price \$269,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	409 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, See Remarks, Storage Cage
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Composition
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour Sc
Middle	Dr. Margaret-Ann Armour Sc
High	Lillian Osborne School

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	11
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$541

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 24th, 2025 at 6:32pm MDT