

## \$269,900 - 416 2588 Anderson Way, Edmonton

MLS® #E4441487

**\$269,900**

2 Bedroom, 2.00 Bathroom, 811 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME HOME to your dream condo, ideally located in one of the city's most desirable communities of Ambleside. This 811 sqft top floor unit features 2 BEDROOMS, 2 FULL BATHROOMS, 2 TITLED parking stalls, in-suite laundry & balcony! Step inside to an open-concept floor plan that features a bright and spacious living area, perfect for entertaining or relaxing. The modern kitchen comes equipped with stainless steel appliances, ample cabinetry, and a breakfast bar that flows seamlessly into the dining and living space. The primary bedroom boasts a large closet and a private 4-piece ensuite. A generously sized second bedroom is positioned on the opposite side of the unit for added privacy, along with an additional full bathroom—ideal for guests or roommates. Amenities include a gym, party room, BBQ area and guest suite. Just steps away restaurants, shopping, movie theatre, medical centers, schools & public transportation. \*Some photos have been virtually staged.

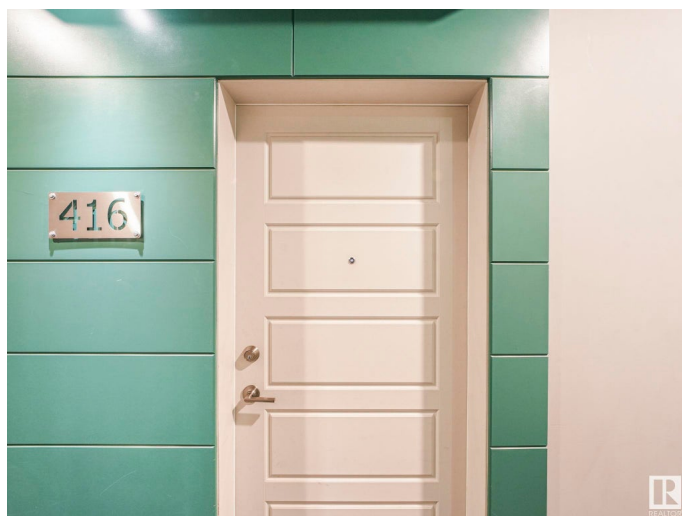
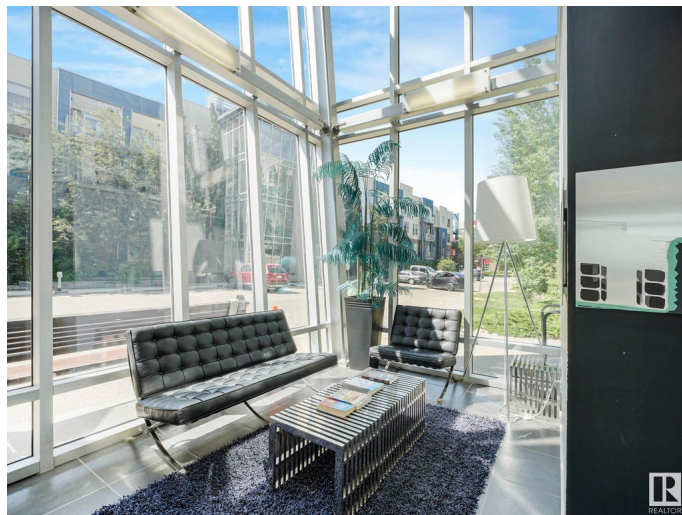
Built in 2011

### Essential Information

MLS® # E4441487

Price \$269,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 811                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 416 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Secured Parking, Social Rooms |
| Parking   | Stall, Underground                                                                                             |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Playground Nearby, Private Setting, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 56         |
| Condo Fee      | \$541           |

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Listing information last updated on June 17th, 2025 at 5:32am MDT