

# \$169,900 - 421 2584 Anderson Way, Edmonton

MLS® #E4451554

**\$169,900**

1 Bedroom, 1.00 Bathroom, 577 sqft

Condo / Townhouse on 0.00 Acres

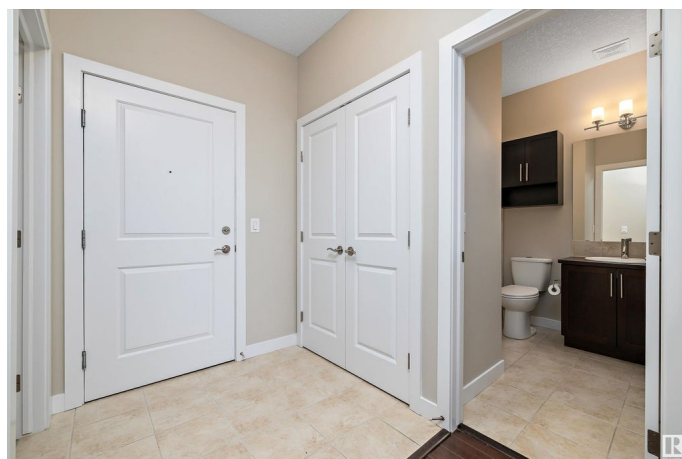
Ambleside, Edmonton, AB

Welcome to the IMMACULATE ION. This move in ready TOP-FLOOR unit combines comfort, convenience, and a prime view. Featuring 9-ft ceilings, large windows, and gorgeous flooring, the space feels bright and airy. The MODERN KITCHEN includes stainless steel appliances, tile backsplash, and peninsula with breakfast bar. A BUILT-IN TECH NOOK makes working from home easy, while IN SUITE LAUNDRY and a walk-in closet add practical perks. Enjoy sunsets from your balcony with a gas BBQ hookup. The unit includes UNDERGROUND parking and storage, plus access to a fitness centre, social room, guest suite, and BBQ gazebo. Pet-friendly and move-in ready, this home is just steps from the Currents of Windermereâ€™shopping, dining, trails, golf courses, and more. Whether you're a first-time buyer, investor, or downsizer, this is one of the best units in the buildingâ€™well-maintained, well-managed, and perfectly located.

Built in 2011

## Essential Information

MLS® #	E4451554
Price	\$169,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	421 2584 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### **Amenities**

Amenities	Storage Cage
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Flat Site, Golf Nearby, Landscaped
Roof	EPDM Membrane
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 6th, 2025
-------------	------------------

Days on Market	2
Zoning	Zone 56
Condo Fee	\$400

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 August 8th, 2025 at 9:47am MDT