

\$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

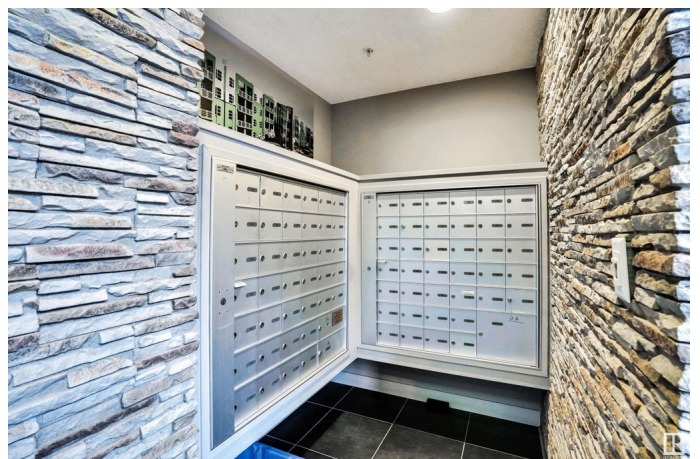
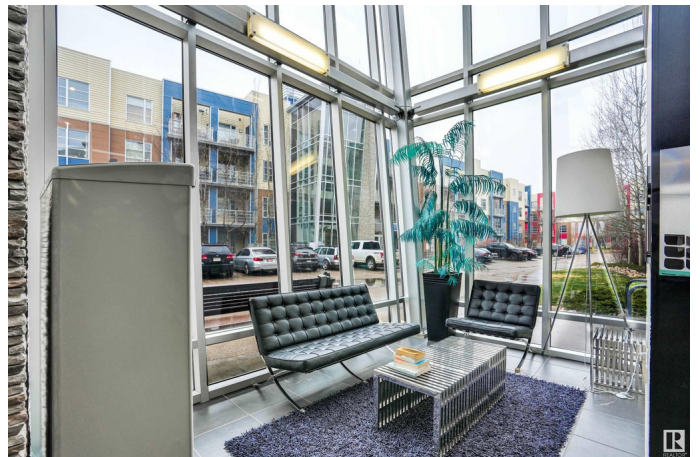
Welcome to the Ion in Ambleside! Discover this beautifully open-concept 2-bed, 2-bath condo with 2 TITLED parking. The kitchen features upgraded quartz countertops, SS appliances, and a convenient tech space. Next to the kitchen, you'll find a large storage room with IN-SUITE laundry, plus additional 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	4
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$541

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Listing information last updated on May 17th, 2025 at 8:02pm MDT