

## \$184,900 - 301 2590 Anderson Way, Edmonton

MLS® #E4452283

**\$184,900**

1 Bedroom, 1.00 Bathroom, 564 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this gorgeous 1 Bed 1 Bath condo with underground parking situated in the fantastic building of Ion In Ambleside! Come+ fall in love with this light filled unit featuring 9 ft ceilings and new laminate floors. The timeless kitchen features upgraded cabinetry+stainless steel appliances. Just off the kitchen is your built in desk and cabinetry, perfect for working from home! The open concept living area boasts wall to wall windows+garden door to your private balcony. The primary bedroom has a walk in closet+the unit has a washer+dryer for in-suite laundry. A 4pce bath completes the space. Your underground stall includes an oversized storage cage. This modern building includes a gym and outdoor bbq area for owners use. Minutes from The Currents of Windermere, surrounded by walking trails, move in + enjoy today!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452283  |
| Price          | \$184,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 564       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301 2590 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Exercise Room, See Remarks |
| Parking Spaces | 1                          |
| Parking        | Underground                |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Concrete                                                         |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                                                           |
| Construction      | Wood, Concrete                                                         |
| Foundation        | Concrete Perimeter                                                     |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
|------------|-------------------------|

|        |                         |
|--------|-------------------------|
| Middle | Dr. Margaret-Ann Armour |
| High   | Lillian Osborne School  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 56          |
| HOA Fees       | 75               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$375            |

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Listing information last updated on August 17th, 2025 at 8:47am MDT