

# \$179,900 - 301 2590 Anderson Way, Edmonton

MLS® #E4452283

**\$179,900**

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	\$179,900
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
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Middle Dr. Margaret-Ann Armour  
High Lillian Osborne School

### **Additional Information**

Date Listed August 9th, 2025  
Days on Market 57  
Zoning Zone 56  
HOA Fees 75  
HOA Fees Freq. Annually  
Condo Fee \$375

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