

\$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	15
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$375

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 24th, 2025 at 2:32pm MDT