

## \$159,900 - 115 2590 Anderson Way, Edmonton

MLS® #E4433988

**\$159,900**

1 Bedroom, 1.00 Bathroom, 559 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Do you like the finer things in life? This classy one-bedroom apartment condo in Windermere has got you covered at an affordable price. The Ion In Ambleside is a modern designed complex located in one of Edmonton's premiere areas. The location, complex and unit will all give you a sense of instant pride owning here compared to others in this price range. Just 2 mins from Currents of Windermere and all the amenities you will ever need. This cozy but mighty unit packs a punch, insuite laundry, 9ft ceilings, laminate flooring, fabulous Kitching with eating bar, newer appliances. You also get 1 outdoor stall right at the front door, gym, guest suite, social room and outdoor bbq area.

Built in 2011

### Essential Information

MLS® #	E4433988
Price	\$159,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	559
Acres	0.00
Year Built	2011
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	115 2590 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, Social Rooms
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, 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, Composition
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	70
Zoning	Zone 56
HOA Fees	50

HOA Fees Freq.     Annually

Condo Fee             \$375

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Listing information last updated on July 11th, 2025 at 11:17am MDT