

## \$263,500 - 115 2588 Anderson Way, Edmonton

MLS® #E4430570

**\$263,500**

2 Bedroom, 1.00 Bathroom, 869 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME to the desired community of AMBLESIDE! This 2 bedroom, 1 bath condo has everything that you have been looking for! PET FRIENDLY, 9FT CEILING, QUARTZ COUNTER TOPS, IN-SUITE LAUNDRY & 1 UNDERGROUND PARKING STALL. The kitchen includes a Gourmet kitchen with Quartz countertops, stylish backsplash, 42" upper cabinets & stainless steel appliances. Conveniently located next to the kitchen is a large storage room. Off of the bright and sunny open concept living room is your patio leading to mature trees and shrubs offering privacy and a relaxing natural view along with natural gas BBQ hookup. Your 2 bedrooms are very spacious with master bedroom including a walk-in closet. Building amenities include, GYM, PARTY ROOM, BBQ AREA & GUEST SUITE! It doesn't get any better than this location, walking distance to restaurants, shopping, movie theatre, medical centers, schools & public transportation. Minutes to the Anthony Henday with quick access to the West Edmonton Mall, South Common & Airport.

Built in 2011

### Essential Information

MLS® # E4430570

Price \$263,500



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	869
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	115 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### **Amenities**

Amenities	Exercise Room, Guest Suite, Party Room
Parking	Underground

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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	Picnic Area, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 56
Condo Fee	\$535

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 April 19th, 2025 at 2:17pm MDT