

## \$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 | 20               |
| 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 May 1st, 2025 at 2:33pm MDT