

## \$184,900 - 202 2590 Anderson Way, Edmonton

MLS® #E4461058

**\$184,900**

1 Bedroom, 1.00 Bathroom, 577 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to life at The Ion in Ambleside, one of SW Edmonton's most loved communities, where you can enjoy trails and parks right outside your door along with endless shopping + dining at the Currents of Windermere. This recently updated 2nd-floor condo feels bright and inviting with 9-foot ceilings, engineered hardwood floors & a seamless open layout. The updated kitchen shines with white quartz counters, while the bathroom carries the same elevated finishes + a modern tile surround. Your east-facing patio offers leafy views + a perfect sense of privacy. The bedroom is spacious with a walk-in closet, the laundry room has extra storage, and the built-in desk is ideal for work-from-home days. With heated underground parking, a storage unit, and building amenities including a gym, social room, picnic gazebo, and BBQ gas line, this home truly offers the full package. Perfect for a first home, a stylish downsize, or as an investment property - currently rented at \$1550 per month. An incredible opportunity!

Built in 2011

### Essential Information

MLS® # E4461058

Price \$184,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 577                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 202 2590 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                  |
| Parking        | Heated, Underground                                                                                                                                                                                |
| Is Waterfront  | Yes                                                                                                                                                                                                |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                      |
| # of Stories | 4                                                                                                      |
| Stories      | 4                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                |
| Exterior Features | Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, Picnic |

Area, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| 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 November 4th, 2025 at 10:32pm MST