

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

MLS® #E4449518

**\$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® #         | E4449518          |
| 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    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 56         |
| HOA Fees       | 50              |

HOA Fees Freq.     Annually  
Condo Fee             \$375

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