

Courtesy Of Jolene M Langelle Of RE/MAX Elite

# \$169,900 - 415 2590 Anderson Way, Edmonton

MLS® #E4435121

**\$169,900**

1 Bedroom, 1.00 Bathroom, 559 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to The Ion in Ambleside - one of SW Edmonton's most sought-after condo communities, surrounded by parks, trails, and the vibrant shops & amenities of Windermere. This top-floor, east-facing unit offers one of the best views in the complex - look straight out at the pond from your kitchen (not into another building!). Inside, you'll find beautiful white cabinetry, quartz countertops, light-toned flooring, big windows, and 9-foot ceilings that make the space feel bright and airy. Built-in office nook, in-suite laundry, and underground parking with storage (a must!). Comes with a gas line for your BBQ, fitness centre, social room, guest suite, and picnic gazebo. The Ion is pet-friendly, well-managed, and loved by long-term owners. Don't overlook this one - it's truly one of the nicest units in the building, with so much to offer and just a little paint to make it shine.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435121  |
| Price          | \$169,900 |
| 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     | 415 2590 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., Exercise Room, Gazebo, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Security Personnel, Social Rooms, Vinyl Windows, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **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      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition  |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Composition  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 51            |
| Zoning         | Zone 56       |
| HOA Fees       | 50            |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$375         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT