

## \$159,900 - 218 2588 Anderson Way, Edmonton

MLS® #E4445805

**\$159,900**

1 Bedroom, 1.00 Bathroom, 589 sqft

Condo / Townhouse on 0.00 Acres

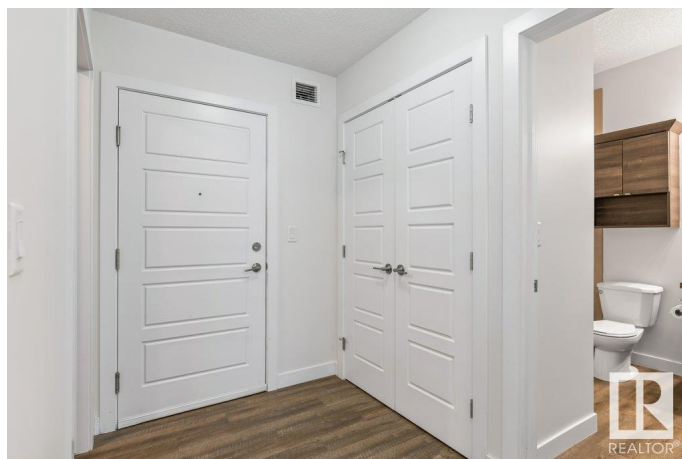
Ambleside, Edmonton, AB

Move-in Ready 1 Bedroom in IONS of Ambleside! Freshly painted and immaculately maintained, this spacious 1 bedroom suite features 9-foot ceilings, upgraded kitchen cabinetry, stainless steel appliances, and a built-in office nook—perfect for working from home. The bright, open layout includes in-suite laundry, a 4-piece bath, and a generous bedroom with a walk-in closet. Enjoy your south-facing balcony in this pet-friendly building with low condo fees that include heat and water. Fantastic amenities: fitness center, social room, guest suite, and BBQ gazebo. Steps from trails, pond, shopping, dining, and more!

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445805          |
| Price          | \$159,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 589               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 218 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                                                                                                          |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                        |
| # of Stories | 4                                                                                                             |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                        |
| Exterior Features | Airport Nearby, 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    | July 4th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 56        |
| Condo Fee      | \$385          |

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Listing information last updated on August 5th, 2025 at 12:18pm MDT