

## \$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	2
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$375

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