# \$259,090 - 416 2588 Anderson Way, Edmonton

MLS® #E4446505

### \$259,090

2 Bedroom, 2.00 Bathroom, 811 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME HOME to your dream condo, ideally located in one of the city's most desirable communities of Ambleside. This 811 sqft top floor unit features 2 BEDROOMS, 2 FULL BATHROOMS, 2 TITLED parking stalls, in-suite laundry & balcony! Step inside to an open-concept floor plan that features a bright and spacious living area, perfect for entertaining or relaxing. The modern kitchen comes equipped with stainless steel appliances, ample cabinetry, and a breakfast bar that flows seamlessly into the dining and living space. The primary bedroom boasts a large closet and a private 4-piece ensuite. A generously sized second bedroom is positioned on the opposite side of the unit for added privacy, along with an additional full bathroomâ€"ideal for guests or roommates. Amenities include a gym, party room, BBQ area and guest suite. Just steps away restaurants, shopping, movie theatre, medical centers, schools & public transportation. \*Some photos have been virtually staged.

Built in 2011

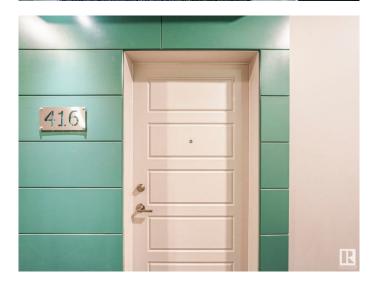
#### **Essential Information**

MLS® # E4446505 Price \$259,090

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 811
Acres 0.00
Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 416 2588 Anderson Way

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0R2

## **Amenities**

Amenities Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor,

Party Room, Secured Parking, Social Rooms

Parking Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Hot Water, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Private Setting, Public Transportation, Recreation

Use, Schools, Shopping Nearby

Roof Flat

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 8th, 2025

Days on Market 19

Zoning Zone 56

Condo Fee \$541

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 July 27th, 2025 at 4:32am MDT