

\$175,000 - 415 2590 Anderson Way, Edmonton

MLS® #E4435121

\$175,000

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!). With just a little TLC (think fresh paint and updated appliances), it has amazing potential. 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 work to make it shine.

Built in 2011

Essential Information

MLS® #	E4435121
Price	\$175,000
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	1
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$375

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 May 9th, 2025 at 12:17pm MDT