

## \$269,900 - 416 2588 Anderson Way, Edmonton

MLS® #E4441487

**\$269,900**

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 bathroom—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® # E4441487

Price \$269,900

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	June 10th, 2025
Days on Market	6
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 June 16th, 2025 at 12:32pm MDT