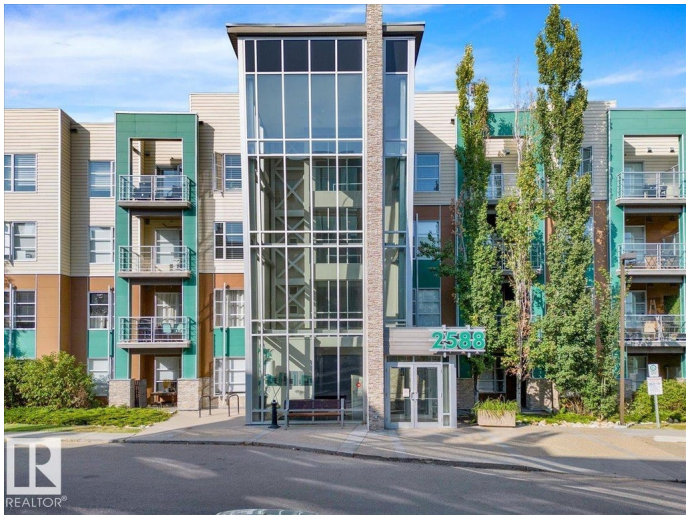
Courtesy Of Shanelle Sayers Of RE/MAX Excellence

$178,900 - 306 2588 Anderson Way, Edmonton

MLS® #E4458806

$178,900
1 Bedroom, 1.00 Bathroom, 611 sqft
Condo / Townhouse on 0.00 Acres



Ambleside, Edmonton, AB

Welcome to this beautifully maintained 1 bed, 1 bath condo in the desirable neighbourhood of Ambleside. Whether you're a first time home buyer, young professional or looking to downsize, this unit provides everything you need. Inside youâ€™ll find a bright & open living space with large windows that fill the apartment with natural light & a built-in desk perfect for working or studying from home. The kitchen comes fully equipped with stainless steel appliances, ample cabinet space & a breakfast bar. The bedroom is spacious with a generous closet & the bathroom features clean, contemporary finishes. Step outside to a private balcony with gas BBQ hookup. This property also offers 2 heated, underground stalls, storage space & in-suite laundry. Building amenities include a recreation room, exercise room, BBQ area & guest suite. Condo fees include heat & water! Located close to public transportation, shopping, dining & entertainment. Easy access to major highways & parks makes this an ideal spot to call home!

Built in 2011

Essential Information

MLS® #	E4458806
Price	$178,900
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	611
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

Amenities

Amenities	Exercise Room, Gazebo, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground, See Remarks

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	See Remarks
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Flat

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 20th, 2025
Days on Market	49
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	$406

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 8th, 2025 at 12:47pm MST