

## **\$229,900 - 115 2588 Anderson Way, Edmonton**

MLS® #E4445588

**\$229,900**

2 Bedroom, 1.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

WELCOME to the sought after community of AMBLESIDE! This stylish 2 bedroom, 1 bath, non-smoking, no-pet CONDO is ideal for young professionals, retirees or investors.(Pets maybe approved by the board),9'ceilings, FRESHLY PAINTED and convenient in-suite laundry. The OPEN CONCEPT LAYOUT includes a bright living room, dining area, and gourmet kitchen featuring 40" upper cabinets, stainless steel appliances, quartz countertops, and a backsplash.Off the kitchen, you'll find a built in desk and cabinets, perfect for a home office or extra storage. Step outside to a private patio with mature shrubs and a gas BBQ hookup. The spacious primary bedroom includes a walk-in closet.The well-managed building offers FANTASTIC AMENITIES like a fitness room, party room, outdoor BBQ area, and GUEST SUITE. HEATED UNDERGROUND TITLED PARKING with STORAGE CAGE included;2nd stall rental optional(\$75/month).A/C ALLOWED(with board approval).Featuring many walking trails with easy access to shopping, and quick access to the highway.

Built in 2011

### **Essential Information**

MLS® #

E4445588



|                |                        |
|----------------|------------------------|
| Price          | \$229,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 115 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |                                                                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground, See Remarks                                                                                                                                                                                                       |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                 |
| # of Stories | 4                                                                                                                      |
| Stories      | 1                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | None, No Basement                                                                                                      |

### Exterior

|          |                   |
|----------|-------------------|
| Exterior | Wood, Composition |
|----------|-------------------|

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Fruit Trees/Shrubs, Picnic Area, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Composition                                                                    |
| Foundation        | Concrete Perimeter                                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 56        |
| Condo Fee      | \$535          |

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 August 19th, 2025 at 10:02pm MDT