# \$269,900 - 204 2588 Anderson Way, Edmonton

MLS® #E4448434

## \$269,900

2 Bedroom, 2.00 Bathroom, 906 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into comfort and convenience with this bright and airy 2-bedroom, 2-bathroom, and 2-parking-stall corner unit that offers style and functionality. Featuring 9' ceilings, large windows, and an open-concept layout with laminate flooring in the living space and soft carpet in the bedrooms. The kitchen features stainless steel appliances, ample storage, and a centre island. The primary bedroom boasts a 4-piece en-suite and walk-in closet, while the dedicated den, featuring a built-in desk and shelving, is ideal for working from home. Enjoy peaceful evenings on your west-facing patio or explore nearby ponds and trails. This pet-friendly building also offers a fitness room, guest suite, and TWO titled parking stalls. All this in a fantastic location with shops, restaurants in the nearby Currents of Windermere, and easy access to the Anthony Henday, Terwillegar Dr, and Whitemud. A perfect place to settle in â€" don't miss your opportunity to make it home!

Built in 2011

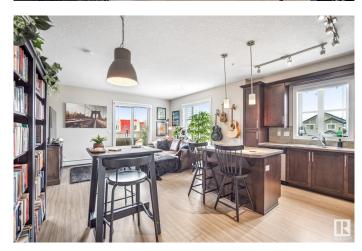
# **Essential Information**

MLS® # E4448434 Price \$269,900

Bedrooms 2 Bathrooms 2.00







Full Baths 2

Square Footage 906
Acres 0.00
Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 204 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

Parking Stall, Underground

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, 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 Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles
Construction Wood, Composition
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 17th, 2025

Days on Market 59

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$604

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