

Courtesy Of Tina M Badry Of Century 21 Masters

\$249,900 - 115 2588 Anderson Way, Edmonton

MLS® #E4445588

\$249,900

2 Bedroom, 1.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

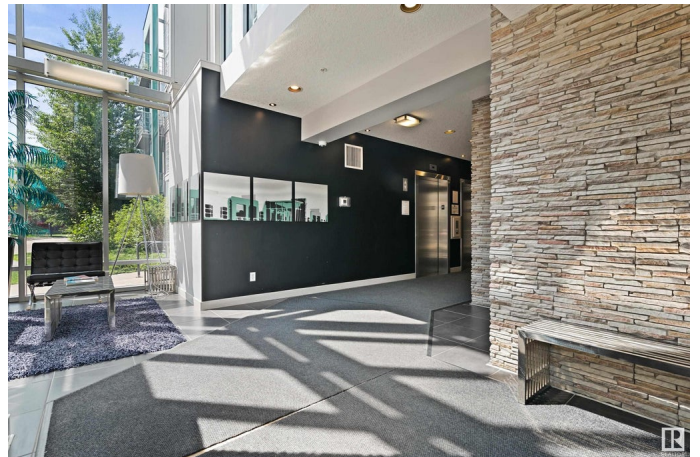
WELCOME to the sought after community of AMBLESIDE! This stylish 2 bedroom, 1 bath, non-smoking, no-pet CONDO is ideal for young professionals, retirees or investors.(Pets maybe approved by the board),9'ceilings, and convenient in-suite laundry.The OPEN CONCEPT LAYOUT includes a bright living room, dining 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, a movie theatre and quick access to the highway.

Built in 2011

Essential Information

MLS® # E4445588

Price \$249,900



| | |
|----------------|------------------------|
| 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 | 16 |
| 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 July 19th, 2025 at 5:47pm MDT