# \$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 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 guick 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 124

Zoning Zone 56

Condo Fee \$535

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