

## \$165,000 - 201 2584 Anderson Way, Edmonton

MLS® #E4448219

**\$165,000**

1 Bedroom, 1.00 Bathroom, 565 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

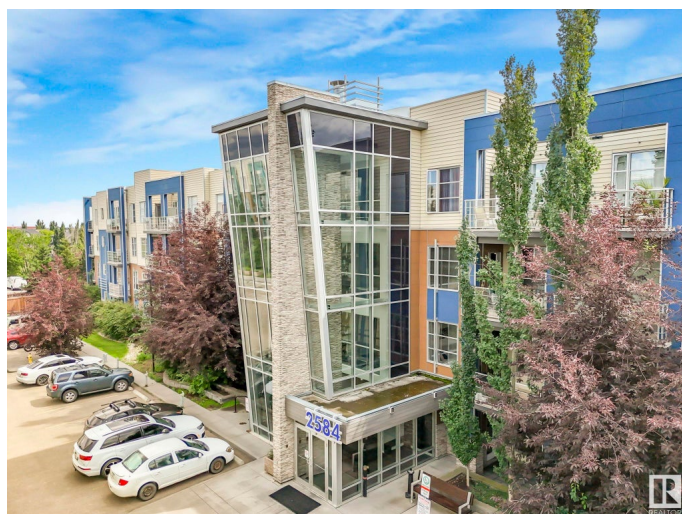
Fantastic opportunity to own this beautifully upgraded 1-bedroom condo that offers unbeatable value in one of SW Edmonton's most desirable communities. Enjoy 9ft ceilings, quartz countertops, huge windows & newer vinyl plank flooring throughout with a spacious open-concept layout that flows seamlessly to your private balcony w/ natural gas BBQ hook up! The u-shaped kitchen features stylish stainless steel appliances w/ ample countertop & storage space, while the bedroom with newer carpet includes a generous walk-in closet. You'll love the in-suite laundry, titled parking stall just steps from your door & top-tier amenities at the Ion in Ambleside: a fitness centre, guest suite, party room & outdoor sheltered BBQ area. Set beside a scenic pond & park with direct sidewalk access to transit, you're an easy 3 minute drive to the Anthony Henday, all shops, restaurants & VIP theatre at the Currents at Windermere. Ideal for first-time buyers, right-sizers or investors- this move in-ready unit is priced to sell!

Built in 2011

### Essential Information

MLS® # E4448219

Price \$165,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	565
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	201 2584 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Stall
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Composition, Metal, Stone
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, See Remarks
Roof	Tar & Gravel
Construction	Wood, Composition, Metal, Stone
Foundation	Concrete Perimeter

### School Information

Elementary	Dr Margaret-Ann Armour
Middle	Dr Margaret-Ann Armour
High	Lillian Osborne

### Additional Information

Date Listed	July 17th, 2025
Days on Market	6
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$375

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Listing information last updated on July 23rd, 2025 at 11:17am MDT