

## \$169,900 - 415 2590 Anderson Way, Edmonton

MLS® #E4435121

**\$169,900**

1 Bedroom, 1.00 Bathroom, 559 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to The Ion in Ambleside - one of SW Edmonton's most sought-after condo communities, surrounded by parks, trails, and the vibrant shops & amenities of Windermere. This top-floor, east-facing unit offers one of the best views in the complex - look straight out at the pond from your kitchen (not into another building!). With just a little TLC (think fresh paint and updated appliances), it has amazing potential. Inside, you'll find beautiful white cabinetry, quartz countertops, light-toned flooring, big windows, and 9-foot ceilings that make the space feel bright and airy. Built-in office nook, in-suite laundry, and underground parking with storage (a must!). Comes with a gas line for your BBQ, fitness centre, social room, guest suite, and picnic gazebo. The Ion is pet-friendly, well-managed, and loved by long-term owners. Don't overlook this one - it's truly one of the nicest units in the building, with so much to offer and just a little work to make it shine.

Built in 2011

### Essential Information

MLS® #	E4435121
Price	\$169,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	559
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	415 2590 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Exercise Room, Gazebo, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Security Personnel, Social Rooms, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	26
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$375

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