

# \$164,700 - 110 2590 Anderson Way, Edmonton

MLS® #E4445742

**\$164,700**

1 Bedroom, 1.00 Bathroom, 584 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

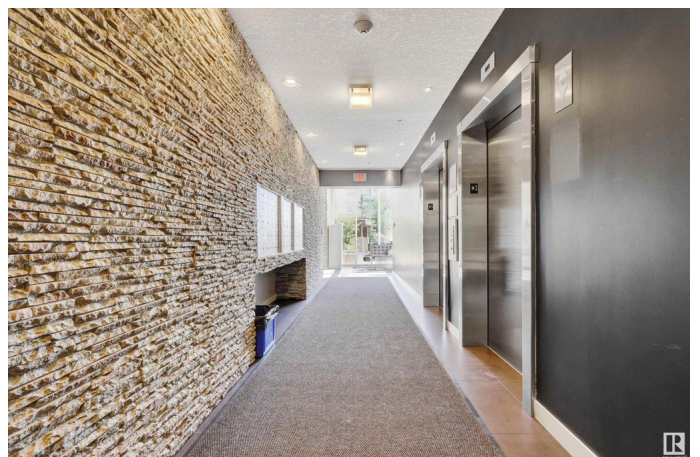
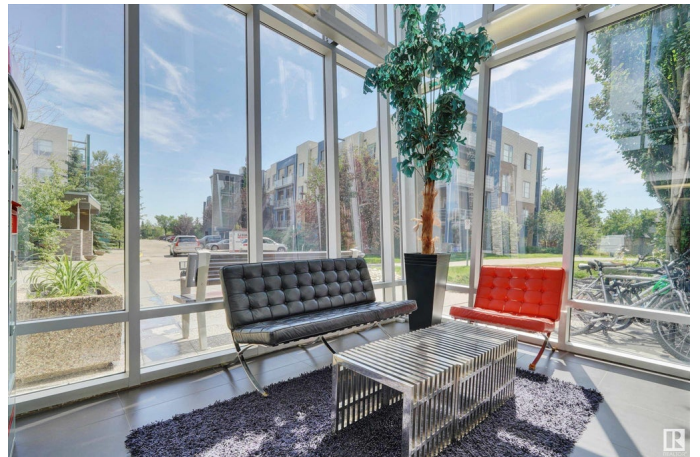
## WELCOME TO THE ION IN AMBLESIDE!

This building is located in a quiet area and features a modern decor throughout the well maintained complex. The unit features tall ceilings, adding to the open feel. A U-shaped kitchen offers ample counter space and cabinetry and overlooks the eating area. Adjacent is the living room the leads to the patio - a great space to relax and enjoy your morning coffee! The central living area also has a convenient built in desk to use as a mini office - or be creative and use as a bar area! The primary bedroom boasts a walk in closet with custom built ins too! The 4 piece bathroom and in suite laundry complete this move in ready condo! Check out the complex gazebo area where you will find picnic tables and bar b q's - entertaining is a breeze! Conveniently located close to all shopping and amenities!

Built in 2011

## Essential Information

MLS® #	E4445742
Price	\$164,700
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584



Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	110 2590 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Barbecue-Built-In, Exercise Room, Gazebo, No Smoking Home, Sprinkler System-Fire
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
-------------	----------------

Days on Market	17
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$385

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 3:32am MDT