

## \$244,900 - 416 2588 Anderson Way, Edmonton

MLS® #E4452511

**\$244,900**

2 Bedroom, 2.00 Bathroom, 811 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

INVESTOR ALERT! Incredible top floor opportunity, ideally located in one of the city's most desirable communities of Ambleside.

**\*NEW CARPET AND PAINT\*\*** This 811 sqft top floor unit features 2 BEDROOMS, 2 FULL BATHROOMS, 2 TITLED parking stalls, in-suite laundry & balcony! Step inside to an open-concept floor plan that features a bright and spacious living area, perfect for entertaining or relaxing. The modern kitchen comes equipped with stainless steel appliances, ample cabinetry, and a breakfast bar that flows seamlessly into the dining and living space. The primary bedroom boasts a large closet and a private 4-piece ensuite. A generously sized second bedroom is positioned on the opposite side of the unit for added privacy, along with an additional full bathroom—ideal for guests or roommates. Amenities include a gym, party room, BBQ area and guest suite. Just steps away restaurants, shopping, movie theatre, medical centers, schools & public transportation. **\*Some photos have been virtually staged.**

Built in 2011

### Essential Information

MLS® # E4452511

Price \$244,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 811                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 416 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Secured Parking, Social Rooms |
| Parking   | Stall, Underground                                                                                             |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Water                                                                                 |
| # of Stories      | 4                                                                                                           |
| Stories           | 1                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | None, No Basement                                                                                           |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Playground Nearby, Private Setting, Public Transportation, Recreation Use, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 56           |
| Condo Fee      | \$541             |

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 September 10th, 2025 at 1:47pm MDT