

## **\$249,900 - 115 2588 Anderson Way, Edmonton**

MLS® #E4445588

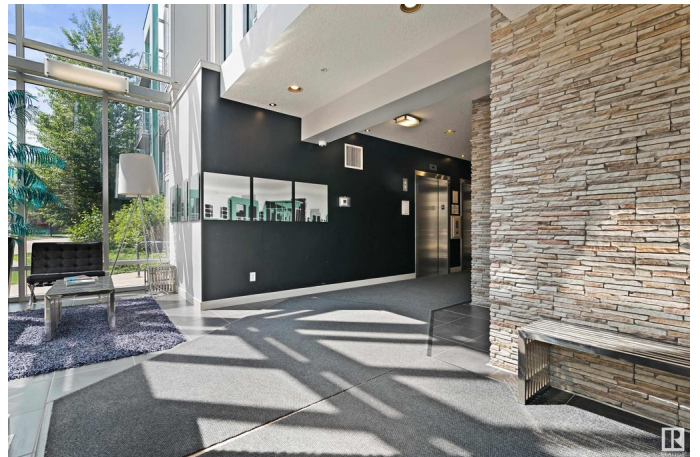
**\$249,900**

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, no-pet CONDO is ideal for young professionals, retirees or investors.(Pets maybe approved by the board),9'ceilings, 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, a movie theatre and quick access to the highway.



Built in 2011

### **Essential Information**

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Price \$249,900

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	13
Zoning	Zone 56
Condo Fee	\$535

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Listing information last updated on July 16th, 2025 at 5:17am MDT