

\$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!). 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 paint 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 | 43 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$375 |

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Listing information last updated on June 20th, 2025 at 7:47pm MDT