

## \$234,900 - 315 2584 Anderson Way, Edmonton

MLS® #E4453403

**\$234,900**

2 Bedroom, 1.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to The Ion in Ambleside! Perfectly located beside a park and pond, this vibrant community offers top amenities: a fitness room, guest suite, party room, underground parking with storage, covered BBQ area, visitor parking, and landscaped grounds that create a true community feel. Inside the sought-after “Blue Building,” the bright, sun-filled lobby sets the tone. This 2-bedroom unit features sleek hardwood floors, quality cabinetry, and south-facing windows for abundant natural light. A flexible open office, full storage room, and spa-inspired bath with deep tub + glass shower add comfort and convenience. The spacious primary includes a walk-in closet, while the second bedroom offers versatility for family, guests, or an office. Relax on the sunny balcony with gas hookup. With transit, shopping, dining, and entertainment just steps away, this home is an excellent choice for both homeowners and investors—situated in one of Edmonton’s best-planned neighborhoods.

Built in 2011

### Essential Information

MLS® # E4453403

Price \$234,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 813                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 315 2584 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### **Amenities**

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                           |
| Parking        | Underground                                                                                                                                                                 |

### **Interior**

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                      |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### **Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone, Vinyl                                                   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Tar & Gravel                    |
| Construction | Wood, Composition, Stone, Vinyl |
| Foundation   | Concrete Perimeter              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 80                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$531             |

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Listing information last updated on November 3rd, 2025 at 9:17pm MST