

## \$170,000 - 106 2590 Anderson Way, Edmonton

MLS® #E4454978

### \$170,000

1 Bedroom, 1.00 Bathroom, 564 sqft

Condo / Townhouse on 0.00 Acres

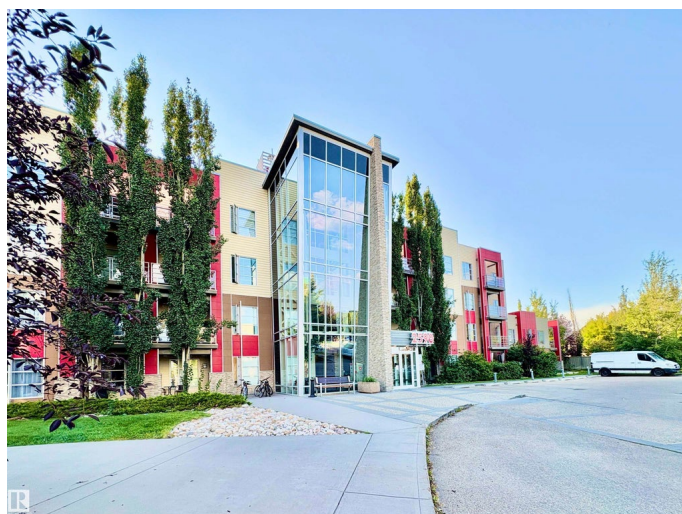
Ambleside, Edmonton, AB

Welcome to The Ion in Ambleside, where trendy living meets unbeatable convenience with quick access to Anthony Henday, Whitemud, Downtown, and the airport. This former showhome features a spacious bedroom with large closet, versatile den/office, stylish peninsula kitchen with stainless steel appliances, and a bright living room with access to a private balcony and fenced green space—perfect for small pets. Complete with in-suite laundry, ample storage, and access to top-tier amenities including a fitness centre, media room, social/amenities room, guest suites, BBQ areas, and heated underground parking, all for low condo fees of just under \$400 covering heat, water, sewer, and amenities, this home offers modern comfort in the upscale Ambleside community.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454978  |
| Price          | \$170,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 564       |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 106 2590 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |                                                                                                                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Intercom, Low Flow Faucets/Shower, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, See Remarks |
| Parking   | Stall                                                                                                                                                                                                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                        |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, No Through Road, Picnic Area, Private Setting, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                             |
| Construction      | Wood, Composition                                                                                        |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 28th, 2025 |
|-------------|-------------------|

|           |         |
|-----------|---------|
| Zoning    | Zone 56 |
| Condo Fee | \$375   |

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Listing information last updated on August 28th, 2025 at 8:17pm MDT