

## \$229,900 - 316 2588 Anderson Way, Edmonton

MLS® #E4460569

**\$229,900**

2 Bedroom, 2.00 Bathroom, 811 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

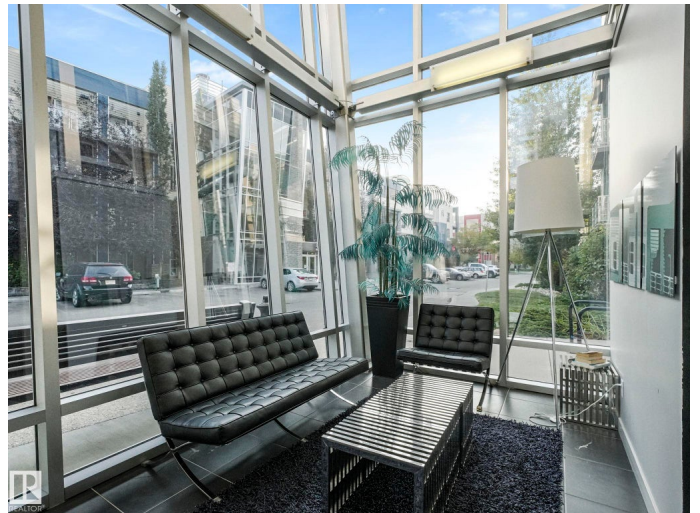
Step into homeownership with ease in this beautifully maintained 2 bed, 2 full bath condo that's truly move-in ready. Freshly painted with some updated lighting & a modern, open layout; this home feels bright, elegant & welcoming from the moment you walk in. The kitchen opens to a spacious living & dining area, perfect for cozy nights in or entertaining friends. From the LR, step through patio doors to enjoy morning coffee or BBQ'ing on your private balcony. The primary suite features a dbl walk-through closet & full ensuite. The 2nd bed offers privacy on the other side of the unit. Other features: secure UNDERGROUND PARKING & a storage cage, IN-SUITE LAUNDRY + storage room & BUILT IN DESK AREA. Condo complex amenities include: security entry, fitness facility, building guest suite & common rec room space. This condo is ideal for first-time buyers or anyone seeking a turn key lifestyle. Walkable to the Currents of Windermere, or explore the nearby parks, trails, pond & local restaurants just steps away.

Built in 2011

### Essential Information

MLS® # E4460569

Price \$229,900



|                |                        |
|----------------|------------------------|
| 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     | 316 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Parking-Visitor, Patio, Secured Parking, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                         |
| Parking        | Heated, Parkade, Underground                                                              |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks, Curtains and Blinds |
| Heating           | Hot Water, Natural Gas                                                                                              |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone, Vinyl                                 |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public |

|              |                                               |
|--------------|-----------------------------------------------|
|              | Transportation, Schools, Shopping Nearby      |
| Roof         | Asphalt Shingles, EPDM Membrane, Tar & Gravel |
| Construction | Wood, Composition, Stone, Vinyl               |
| Foundation   | Concrete Perimeter                            |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Dr M Armour/St John XXIII |
| Middle     | Dr M Armour/S John XXIII  |
| High       | Lillian Osborne/Mother MM |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 56           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$531             |

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Listing information last updated on October 23rd, 2025 at 12:32am MDT