

## \$229,900 - 203 2590 Anderson Way, Edmonton

MLS® #E4464417

**\$229,900**

2 Bedroom, 1.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Now this is a nice condo! Bright, spacious & move-in ready, this original-owner home at The Ion in Ambleside is just perfect. With 2 bedrooms, 2 titled parking stalls, and lovely views, it has everything you need (and a few things youâ€™ll just love). Inside, youâ€™ll find fresh paint, updated flooring, and that â€œjust cleanedâ€ feeling that makes moving in a breeze. Thereâ€™s a built-in office nook for work-from-home days, plus a huge bathroom with an oversized soaker tub and a walk-in shower - a little everyday luxury. The layout feels open and comfortable, with in-suite and underground storage, so thereâ€™s a place for everything. Whether youâ€™re buying your first home, downsizing into something low-maintenance, or looking for a great investment, this one checks all the boxes. The Ion is set in one of SW Edmontonâ€™s most loved communities, steps from parks, trails, great restaurants, and shopping at the Currents of Windermere. Close to everything, beautifully kept, and full of heart!

Built in 2011

### Essential Information

MLS® # E4464417

Price \$229,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 810                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203 2590 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|                |                                                                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                                            |
| Parking        | Stall, 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, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                                          |
| Construction      | Wood, Composition                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$541              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 9:02am MST