

## **\$249,900 - 115 2588 Anderson Way, Edmonton**

MLS® #E4445588

**\$249,900**

2 Bedroom, 1.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

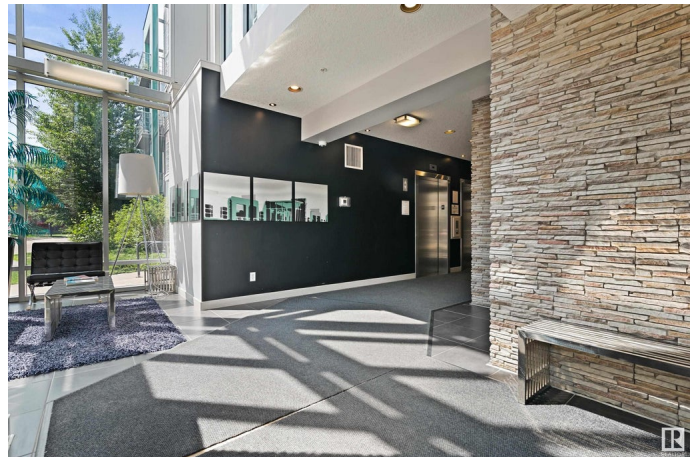
WELCOME to the sought after community of AMBLESIDE! This stylish 2 beds, 1 OVERSIZED 4 piece bath CONDO has it all! PET-FRIENDLY living (with board approval), 9' ceilings, QUARTZ countertops and IN-SUITE LAUNDRY. The OPEN CONCEPT kitchen, living room and dining area is bright and welcoming. The GOURMET kitchen features 40' upper cabinets, stainless steel appliances, quartz countertops and stylish backsplash. Just off the kitchen is a built-in desk and cabinet area. Perfect for an office or extra storage! Step outside to your PRIVATE PATIO with mature trees, shrubs and a gas BBQ hookup. Both bedrooms are SPACIOUS and PRIMARY ROOM has a walk-in closet. Amenities include a GYM, PARTY ROOM, Outside BBQ AREA and GUEST SUITE. Included one HEATED UNDERGROUND TITLE PARKING STALL with STORAGE CAGE, plus optional 2nd stall rental(\$75.00/mo). Well managed and SECURE building! A/C allowed with board approval. Close to shops, dining, transit and more! Minutes to ANTHONY HENDAY! Live where comfort meets convenience!

Built in 2011

### **Essential Information**

MLS® #

E4445588



Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	115 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Composition
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Exterior Features	Fruit Trees/Shrubs, Picnic Area, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	Zone 56
Condo Fee	\$535

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Listing information last updated on July 5th, 2025 at 1:17pm MDT