

## \$259,090 - 416 2588 Anderson Way, Edmonton

MLS® #E4446505

**\$259,090**

2 Bedroom, 2.00 Bathroom, 811 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

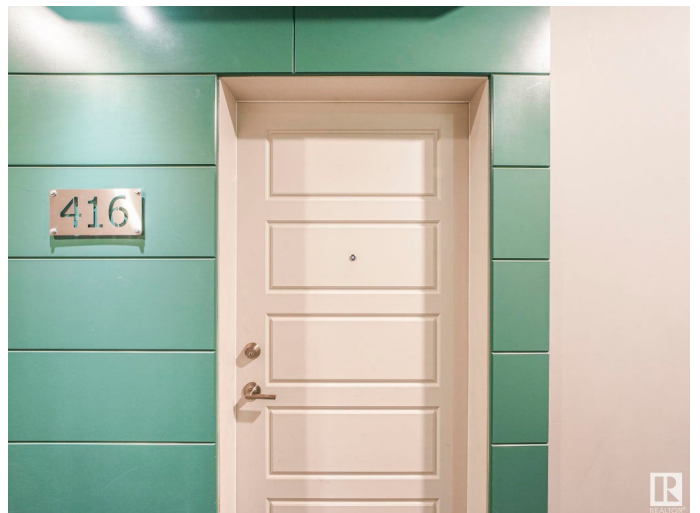
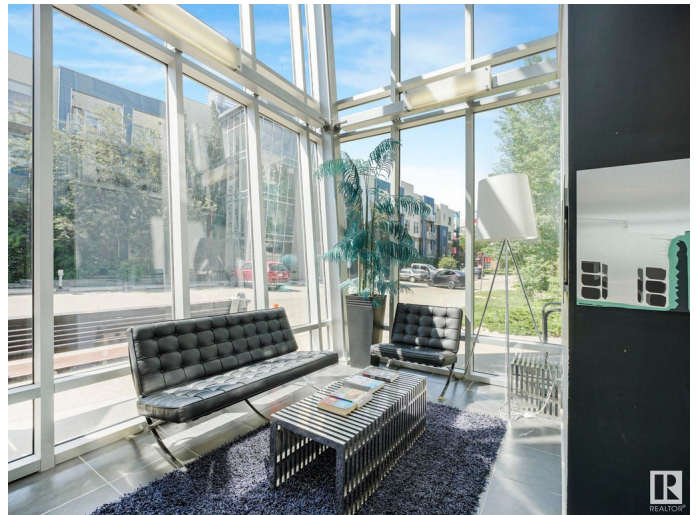
WELCOME HOME to your dream condo, ideally located in one of the city's most desirable communities of Ambleside. **\*NEW CARPET AND PAINT\*\*** This 811 sqft top floor unit features 2 BEDROOMS, 2 FULL BATHROOMS, 2 TITLED parking stalls, in-suite laundry & balcony! Step inside to an open-concept floor plan that features a bright and spacious living area, perfect for entertaining or relaxing. The modern kitchen comes equipped with stainless steel appliances, ample cabinetry, and a breakfast bar that flows seamlessly into the dining and living space. The primary bedroom boasts a large closet and a private 4-piece ensuite. A generously sized second bedroom is positioned on the opposite side of the unit for added privacy, along with an additional full bathroom—ideal for guests or roommates. Amenities include a gym, party room, BBQ area and guest suite. Just steps away restaurants, shopping, movie theatre, medical centers, schools & public transportation. **\*Some photos have been virtually staged.**

Built in 2011

### Essential Information

MLS® # E4446505

Price \$259,090



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	416 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Secured Parking, Social Rooms
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Private Setting, Public Transportation, Recreation Use, Schools, Shopping Nearby

Roof	Flat
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	28
Zoning	Zone 56
Condo Fee	\$541

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Listing information last updated on August 5th, 2025 at 6:32pm MDT