

\$189,900 - 406 2590 Anderson Way, Edmonton

MLS® #E4430659

\$189,900

1 Bedroom, 1.00 Bathroom, 627 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Unique and Chic! Welcome to this Top Floor 1 Bed + Den Condo in The Ion at Ambleside. This unit has an open-concept layout featuring hardwood flooring, a U-shaped kitchen with quartz countertops, espresso cabinetry, stainless steel appliances, and a built-in tech desk. The bright living room leads to a private balcony with a gas line for your BBQ. The spacious primary bedroom includes a walk-in closet, while the denâ€™ with its large windowâ€™ can easily serve as an office or guest room. Additional highlights include in-suite laundry, a heated underground parking stall with storage, and access to fantastic amenities: a gym, social lounge, guest suite, and outdoor BBQ area. Located just minutes from school, Currents of Windermere shopping, dining, and entertainment. Perfect for investors or first-time buyers!

Built in 2011

Essential Information

MLS® #	E4430659
Price	\$189,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	627
Acres	0.00



Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	406 2590 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

Amenities

Amenities	See Remarks
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Composition
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 12th, 2025
Days on Market	19
Zoning	Zone 56

Condo Fee \$416

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 May 1st, 2025 at 6:47am MDT