

\$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 | 52 |
| Zoning | Zone 56 |

Condo Fee \$416

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