

\$165,000 - 201 2584 Anderson Way, Edmonton

MLS® #E4448219

\$165,000

1 Bedroom, 1.00 Bathroom, 565 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Fantastic opportunity to own this beautifully upgraded 1-bedroom condo that offers unbeatable value in one of SW Edmonton's most desirable communities. Enjoy 9ft ceilings, quartz countertops, huge windows & newer vinyl plank flooring throughout with a spacious open-concept layout that flows seamlessly to your private balcony w/ natural gas BBQ hook up! The u-shaped kitchen features stylish stainless steel appliances w/ ample countertop & storage space, while the bedroom with newer carpet includes a generous walk-in closet. You'll love the in-suite laundry, titled parking stall just steps from your door & top-tier amenities at the Ion in Ambleside: a fitness centre, guest suite, party room & outdoor sheltered BBQ area. Set beside a scenic pond & park with direct sidewalk access to transit, you're an easy 3 minute drive to the Anthony Henday, all shops, restaurants & VIP theatre at the Currents at Windermere. Ideal for first-time buyers, right-sizers or investors- this move in-ready unit is priced to sell!

Built in 2011

Essential Information

MLS® # E4448219

Price \$165,000



| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 565 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 201 2584 Anderson Way |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0R2 |

Amenities

| | |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Stall |
| Is Waterfront | Yes |

Interior

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

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Composition, Metal, Stone |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, See Remarks |
| Roof | Tar & Gravel |
| Construction | Wood, Composition, Metal, Stone |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Dr Margaret-Ann Armour |
| Middle | Dr Margaret-Ann Armour |
| High | Lillian Osborne |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$375 |

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Listing information last updated on July 27th, 2025 at 11:47pm MDT