

Courtesy Of Corey W Sylvester Of Real Broker

\$269,900 - 204 2588 Anderson Way, Edmonton

MLS® #E4448434

\$269,900

2 Bedroom, 2.00 Bathroom, 906 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into comfort and convenience with this bright and airy 2-bedroom, 2-bathroom, and 2-parking-stall corner unit that offers style and functionality. Featuring 9' ceilings, large windows, and an open-concept layout with laminate flooring in the living space and soft carpet in the bedrooms. The kitchen features stainless steel appliances, ample storage, and a centre island. The primary bedroom boasts a 4-piece en-suite and walk-in closet, while the dedicated den, featuring a built-in desk and shelving, is ideal for working from home. Enjoy peaceful evenings on your west-facing patio or explore nearby ponds and trails. This pet-friendly building also offers a fitness room, guest suite, and TWO titled parking stalls. All this in a fantastic location with shops, restaurants in the nearby Currents of Windermere, and easy access to the Anthony Henday, Terwillegar Dr, and Whitemud. A perfect place to settle in – don't miss your opportunity to make it home!

Built in 2011

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4448434 |
| Price | \$269,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 906 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 204 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 |
| Parking | Stall, Underground |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Composition |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Composition |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 56 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$604 |

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Listing information last updated on July 25th, 2025 at 7:32am MDT