

# \$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 den—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 | 65               |
| Zoning         | Zone 56          |

Condo Fee                    \$416

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