

# \$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	67
Zoning	Zone 56

Condo Fee                \$416

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