

## \$239,900 - 216 2588 Anderson Way, Edmonton

MLS® #E4455102

**\$239,900**

2 Bedroom, 2.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Modern 2-Bedroom, 2-Bathroom Condo in The Ion at Ambleside Discover contemporary living in this beautifully designed condo, featuring one of the most desirable kitchen layouts in the building. The upgraded kitchen boasts sleek cabinetry, stainless steel appliances, quartz countertops, and an oversized peninsula with seating for up to six—perfect for casual dining or entertaining. The open-concept floor plan seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space. The primary bedroom offers a walk-through closet and a private 4-piece ensuite for your comfort. A spacious second bedroom sits adjacent to another full 4-piece bath, making it an ideal guest room or home office. This unit includes two titled parking stalls—one heated underground and one surface stall for added convenience. The Ion's amenities include a fully equipped fitness center, a party/media room, and outdoor spaces featuring a gazebo, BBQ area, and scenic walking trails around the lake.

Built in 2011

### Essential Information

MLS® # E4455102

Price \$239,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 824                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 216 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Social Rooms, See Remarks |
| Parking Spaces | 2                                                                                            |
| Parking        | Stall, Underground                                                                           |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Hot Water, 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              | Tar & Gravel                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 56           |
| Condo Fee      | \$541             |

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Listing information last updated on September 15th, 2025 at 8:17pm MDT