

\$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	17
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$604

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 10:17pm MDT