

## \$219,900 - 201 2588 Anderson Way, Edmonton

MLS® #E4462007

**\$219,900**

2 Bedroom, 1.00 Bathroom, 804 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ion in Ambleside, where sophisticated design meets a vibrant, connected lifestyle. This stunning, 803 sqft south-facing suite is a sanctuary bathed in natural light. An open-concept living space with upgraded laminate flooring flows seamlessly into a chef-inspired kitchen. Here, modern white cabinetry and sleek stainless steel appliances create a perfect backdrop for entertaining. Step out onto your private balcony to savour serene and picturesque lake views. Two spacious bedrooms offer tranquil retreats, sharing access to a luxurious spa-like bathroom complete with a deep soaker tub and a separate glass shower. This home is curated for effortless living, featuring in-suite laundry, a dedicated work-from-home nook, and heated underground parking with a private storage unit. Ion further elevates your experience with exclusive amenities including a fitness centre, theatre room, rental guest suite, and an outdoor BBQ gazebo. Boutique shopping and chic dining are mere steps from your door.

Built in 2011

### Essential Information

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Price \$219,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 804                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 201 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, Parking-Visitor, Storage Cage |
| Parking Spaces | 1                                   |
| Parking        | Heated, Underground                 |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                      |
| # of Stories | 4                                                                                           |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                                                           |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 56            |
| Condo Fee      | \$531              |

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Listing information last updated on November 1st, 2025 at 1:17pm MDT