

\$165,000 - 201 2584 Anderson Way, Edmonton

MLS® #E4448219

\$165,000

1 Bedroom, 1.00 Bathroom, 565 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

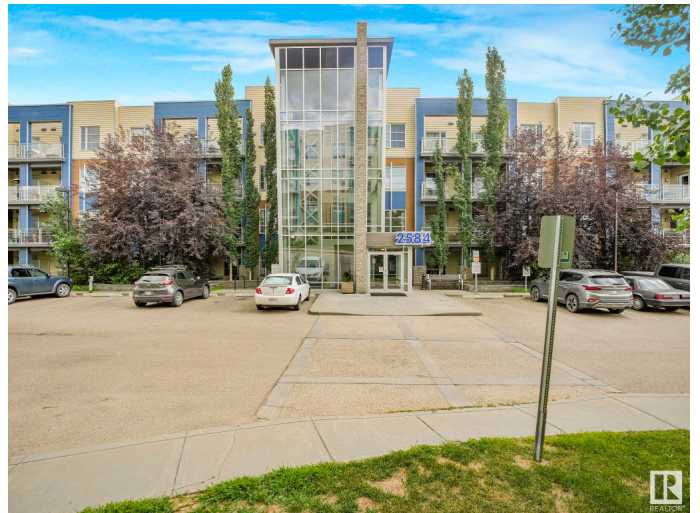
Fantastic opportunity to own this beautifully upgraded 1-bedroom condo that offers unbeatable value in one of SW Edmonton's most desirable communities. Enjoy 9ft ceilings, quartz countertops, huge windows & newer vinyl plank flooring throughout with a spacious open-concept layout that flows seamlessly to your private balcony w/ natural gas BBQ hook up! The u-shaped kitchen features stylish stainless steel appliances w/ ample countertop & storage space, while the bedroom with newer carpet includes a generous walk-in closet. You'll love the in-suite laundry, titled parking stall just steps from your door & top-tier amenities at the Ion in Ambleside: a fitness centre, guest suite, party room & outdoor sheltered BBQ area. Set beside a scenic pond & park with direct sidewalk access to transit, you're an easy 3 minute drive to the Anthony Henday, all shops, restaurants & VIP theatre at the Currents at Windermere. Ideal for first-time buyers, right-sizers or investors- this move in-ready unit is priced to sell!

Built in 2011

Essential Information

MLS® # E4448219

Price \$165,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	565
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	201 2584 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Stall
Is Waterfront	Yes

Interior

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

Exterior

Exterior	Wood, Composition, Metal, Stone
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, See Remarks
Roof	Tar & Gravel
Construction	Wood, Composition, Metal, Stone
Foundation	Concrete Perimeter

School Information

Elementary	Dr Margaret-Ann Armour
Middle	Dr Margaret-Ann Armour
High	Lillian Osborne

Additional Information

Date Listed	July 17th, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$375

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 July 22nd, 2025 at 3:17am MDT