Courtesy Of Kimberly A Graham Of RE/MAX River City

$229,900 - 316 2588 Anderson Way, Edmonton

MLS® #E4460569

$229,900
2 Bedroom, 2.00 Bathroom, 811 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Step into homeownership with ease in this beautifully maintained 2 bed, 2 full bath condo thatâ€™s truly move-in ready. Freshly painted with some updated lighting & a modern, open layout; this home feels bright, elegant & welcoming from the moment you walk in. The kitchen opens to a spacious living & dining area, perfect for cozy nights in or entertaining friends. From the LR, step through patio doors to enjoy morning coffee or BBQ'ing on your private balcony. The primary suite features a dbl walk-through closet & full ensuite. The 2nd bed offers privacy on the other side of the unit. Other features: secure UNDERGROUND PARKING & a storage cage, IN-SUITE LAUNDRY + storage room & BUILT IN DESK AREA. Condo complex amenities include: security entry, fitness facility, building guest suite & common rec room space. This condo is ideal for first-time buyers or anyone seeking a turn key lifestyle. Walkable to the Currents of Windermere, or explore the nearby parks, trails, pond & local restaurants just steps away.

Built in 2011

Essential Information

MLS® #	E4460569
Price	$229,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	316 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, Patio, Secured Parking, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks, Curtains and Blinds
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Composition, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, EPDM Membrane, Tar & Gravel
Construction	Wood, Composition, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr M Armour/St John XXIII
Middle	Dr M Armour/S John XXIII
High	Lillian Osborne/Mother MM

Additional Information

Date Listed	October 2nd, 2025
Days on Market	27
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	$531

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 29th, 2025 at 12:17am MDT