

Courtesy Of Liz Gray Of McCrae Property Management Ltd.

## \$239,900 - 410 2584 Anderson Way, Edmonton

MLS® #E4462934

**\$239,900**

2 Bedroom, 1.00 Bathroom, 819 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to The Ion in Ambleside! Perfectly located beside a park and pond, this vibrant community offers top amenities: a fitness room, guest suite, party room, underground parking with storage, covered BBQ area, visitor parking, and landscaped grounds that create a true community feel. This well laid out, top floor, south facing unit is complete with dark hardwood flooring, espresso cabinets, 6 stainless appliances, stacked laundry, granite sink and countertops throughout. A bright dining room with lots of natural light, perfect for entertaining. The master bedroom includes a walk in closet with built in cabinets for convenience, a south facing window, second bedroom provides additional space for guests or home office. A large, executive bathroom with glass shower and a deep soaker tub. One, titled underground parking stall with storage cage. Walking distance to Windermere shopping, restaurants, theatre, banks, etc.

Built in 2011

### Essential Information

MLS® #	E4462934
Price	\$239,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	819
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	410 2584 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### **Amenities**

Amenities	Exercise Room, Guest Suite, Intercom, Parking-Visitor, Social Rooms, See Remarks
Parking	Parkade

### **Interior**

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Composition
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 21st, 2025
Days on Market	8
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$531

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