

Courtesy Of Corey W Sylvester Of Real Broker

# \$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	64
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$604

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