

\$229,900 - 203 2590 Anderson Way, Edmonton

MLS® #E4464417

\$229,900

2 Bedroom, 1.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Now this is a nice condo! Bright, spacious & move-in ready, this original-owner home at The Ion in Ambleside is just perfect. With 2 bedrooms, 2 titled parking stalls, and lovely views, it has everything you need (and a few things you'll just love). Inside, you'll find fresh paint, updated flooring, and that "just cleaned" feeling that makes moving in a breeze. There's a built-in office nook for work-from-home days, plus a huge bathroom with an oversized soaker tub and a walk-in shower - a little everyday luxury. The layout feels open and comfortable, with in-suite and underground storage, so there's a place for everything. Whether you're buying your first home, downsizing into something low-maintenance, or looking for a great investment, this one checks all the boxes. The Ion is set in one of SW Edmonton's most loved communities, steps from parks, trails, great restaurants, and shopping at the Currents of Windermere. Close to everything, beautifully kept, and full of heart!

Built in 2011

Essential Information

MLS® # E4464417

Price \$229,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	203 2590 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

Amenities

Amenities	Ceiling 9 ft., Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Stall, Underground

Interior

Appliances	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	Airport Nearby, Corner Lot, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$541

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 November 5th, 2025 at 4:17pm MST