

## \$170,000 - 307 2588 Anderson Way, Edmonton

MLS® #E4432433

**\$170,000**

1 Bedroom, 1.00 Bathroom, 582 sqft

Condo / Townhouse on 0.00 Acres

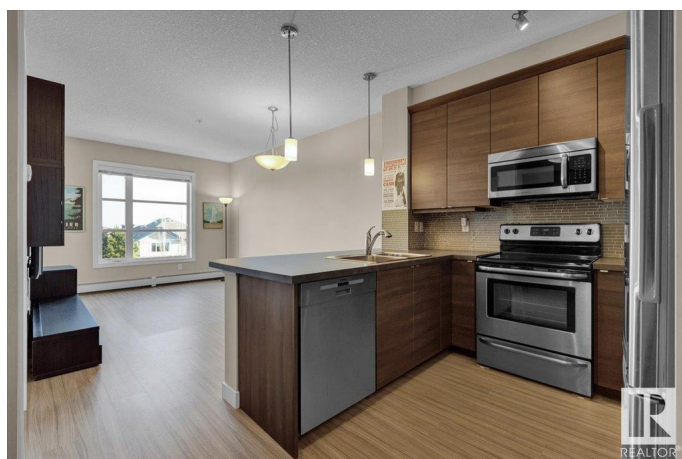
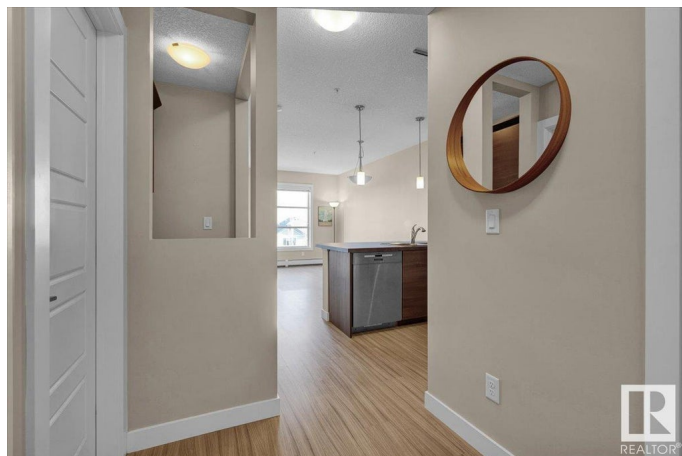
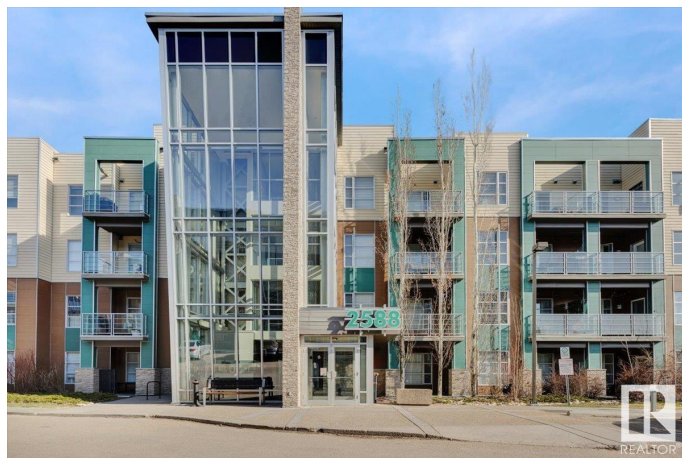
Ambleside, Edmonton, AB

Located just minutes from school, Currents of Windermere shopping, dining, and entertainment. Modern building offers a state of the art gym, party/media room, guest suite and picnic barbecue area. This beautiful one bedroom unit features laminate flooring throughout the open concept dining and living area, a u-shaped kitchen complete with an eating bar and stainless steel appliances, in suite laundry/storage room, a tech center perfect for a home office area, a 4 pce bathroom, a spacious owner's suite with a walk-in closet. Comes with a convenient surface titled parking stall. Wall unit included. For more details please visit the REALTOR®'s Website.

Built in 2011

### Essential Information

MLS® #	E4432433
Price	\$170,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	582
Acres	0.00
Year Built	2011
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 2588 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### Amenities

Amenities	Exercise Room, Guest Suite, Social Rooms, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Composition
Exterior Features	Picnic Area, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Composition
Foundation	Concrete Perimeter

### School Information

Elementary	Dr.Margaret-Ann/St. John
Middle	Dr.Margaret-Ann/St. John
High	Lillian Osborne/Mother Mar

### Additional Information

Date Listed	April 24th, 2025
Days on Market	58
Zoning	Zone 56
HOA Fees	105
HOA Fees Freq.	Annually
Condo Fee	\$385

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 June 20th, 2025 at 10:17pm MDT