

# \$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 | 10                 |
| Zoning         | Zone 56            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$531              |

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Listing information last updated on October 31st, 2025 at 7:02am MDT