

\$170,000 - 106 2590 Anderson Way, Edmonton

MLS® #E4454978

\$170,000

1 Bedroom, 1.00 Bathroom, 564 sqft

Condo / Townhouse on 0.00 Acres

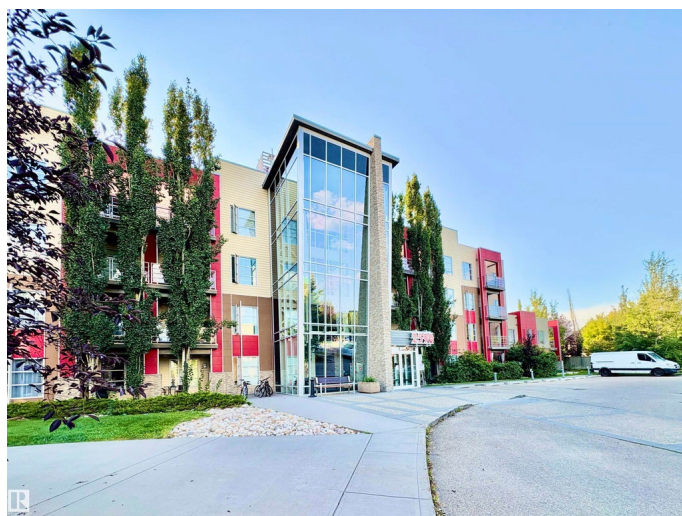
Ambleside, Edmonton, AB

Welcome to The Ion in Ambleside, where trendy living meets unbeatable convenience with quick access to Anthony Henday, Whitemud, Downtown, and the airport. This former showhome features a spacious bedroom with large closet, versatile den/office, stylish peninsula kitchen with stainless steel appliances, and a bright living room with access to a private balcony and fenced green space—perfect for small pets. Complete with in-suite laundry, ample storage, and access to top-tier amenities including a fitness centre, media room, social/amenities room, guest suites, BBQ areas, and heated underground parking, all for low condo fees of just under \$400 covering heat, water, sewer, and amenities, this home offers modern comfort in the upscale Ambleside community.

Built in 2011

Essential Information

MLS® #	E4454978
Price	\$170,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	564
Acres	0.00
Year Built	2011



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	106 2590 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Intercom, Low Flow Faucets/Shower, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, See Remarks
Parking	Stall

Interior

Appliances	Air Cleaner-Electronic, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Composition
Exterior Features	Airport Nearby, Landscaped, No Back Lane, No Through Road, Picnic Area, Private Setting, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
-------------	-------------------

Days on Market	22
Zoning	Zone 56
Condo Fee	\$375

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 September 19th, 2025 at 7:47am MDT