

## \$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      | Forced Air-1, 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 | 28               |
| Zoning         | Zone 56          |
| HOA Fees       | 105              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$385            |

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Listing information last updated on May 22nd, 2025 at 5:02pm MDT