

## \$234,900 - 315 2584 Anderson Way, Edmonton

MLS® #E4453403

**\$234,900**

2 Bedroom, 1.00 Bathroom, 813 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. Inside the sought-after “Blue Building,” the bright, sun-filled lobby sets the tone. This 2-bedroom unit features sleek hardwood floors, quality cabinetry, and south-facing windows for abundant natural light. A flexible open office, full storage room, and spa-inspired bath with deep tub + glass shower add comfort and convenience. The spacious primary includes a walk-in closet, while the second bedroom offers versatility for family, guests, or an office. Relax on the sunny balcony with gas hookup. With transit, shopping, dining, and entertainment just steps away, this home is an excellent choice for both homeowners and investors—situated in one of Edmonton’s best-planned neighborhoods.

Built in 2011

### Essential Information

MLS® # E4453403

Price \$234,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	315 2584 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R2

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Fan-Ceiling, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Composition, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Composition, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 56
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$531

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 August 17th, 2025 at 5:02pm MDT