

## \$244,888 - 105 2584 Anderson Way, Edmonton

MLS® #E4443962

**\$244,888**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to the gorgeous ION BUILDINGS in Ambleside! This cute Condo unit features: 2 beds + den & 2 baths. 2 titled parking stalls, one underground (with storage) & one above. As you walk into this fabulous layout, notice the upgraded engineered hardwood floors. The perfect kitchen layout with lots of storage & counter space opens onto the large living room. Good-sized Master bedroom with walk-in closet & en suite. Ideal for professionals, the den comes with a built-in desk. A large second bedroom, 4-piece bath & in-suite laundry with storage round off this charming space. The Ion has great amenities, including a gym, entertainment suite, covered outdoor recreation area with BBQ, guest suite, beautiful pond, park, and pathways. Close to shopping and public transportation with quick access to Anthony Henday. There is only one thing left to say: WELCOME HOME!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443962  |
| Price          | \$244,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 105 2584 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, Guest Suite, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite, Storage-Locker Room, See Remarks |
| Parking   | Stall, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| 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 | Golf Nearby, Picnic Area, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Composition   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 56         |
| Condo Fee      | \$583           |

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Listing information last updated on August 21st, 2025 at 11:03am MDT