

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

MLS® #E4443962

**\$244,888**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

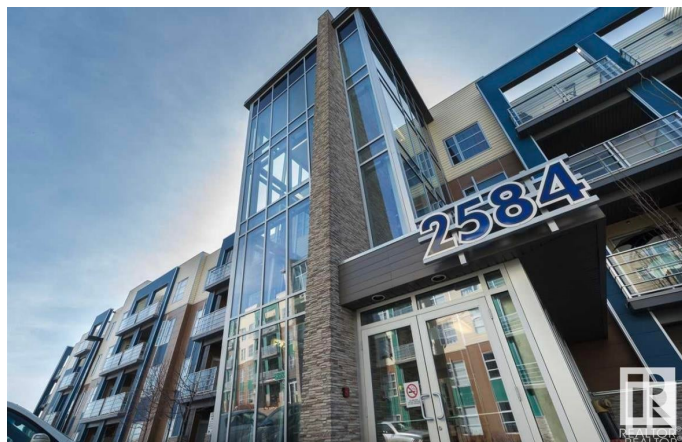
Ambleside, Edmonton, AB

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	9
Zoning	Zone 56
Condo Fee	\$583

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 July 2nd, 2025 at 5:02am MDT