

## \$169,900 - 421 2584 Anderson Way, Edmonton

MLS® #E4451554

**\$169,900**

1 Bedroom, 1.00 Bathroom, 577 sqft

Condo / Townhouse on 0.00 Acres

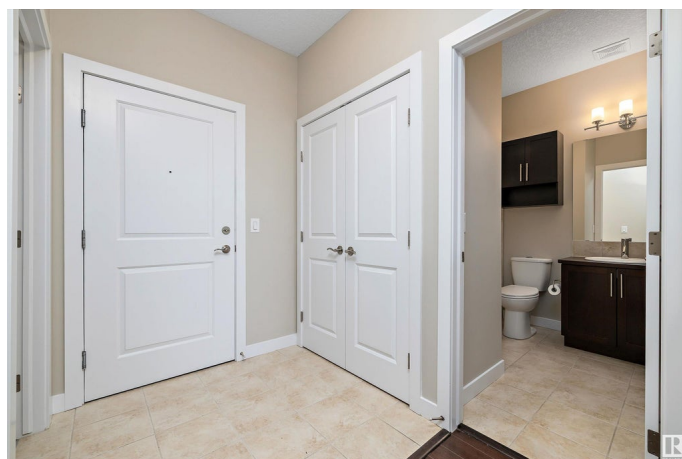
Ambleside, Edmonton, AB

Welcome to the IMMACULATE ION. This move in ready TOP-FLOOR unit combines comfort, convenience, and a prime view. Featuring 9-ft ceilings, large windows, and gorgeous flooring, the space feels bright and airy. The MODERN KITCHEN includes stainless steel appliances, tile backsplash, and peninsula with breakfast bar. A BUILT-IN TECH NOOK makes working from home easy, while IN SUITE LAUNDRY and a walk-in closet add practical perks. Enjoy sunsets from your balcony with a gas BBQ hookup. The unit includes UNDERGROUND parking and storage, plus access to a fitness centre, social room, guest suite, and BBQ gazebo. Pet-friendly and move-in ready, this home is just steps from the Currents of Windermere—shopping, dining, trails, golf courses, and more. Whether you're a first-time buyer, investor, or downsizer, this is one of the best units in the building—well-maintained, well-managed, and perfectly located.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451554  |
| Price     | \$169,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 577                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 421 2584 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |              |
|-----------|--------------|
| Amenities | Storage Cage |
| Parking   | Underground  |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water                                                 |
| # of Stories | 4                                                                |
| Stories      | 4                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Metal                        |
| Exterior Features | Flat Site, Golf Nearby, Landscaped |
| Roof              | EPDM Membrane                      |
| Construction      | Wood, Metal                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 6th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 9       |
| Zoning         | Zone 56 |
| Condo Fee      | \$385   |

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 15th, 2025 at 10:48am MDT