



## Edmonton Alberta

\$164,900

Welcome to The Ion in Ambleside, one of southwest Edmonton's most sought-after condo communities, perfectly located near scenic parks, the Currents of Windermere, restaurants, shopping, and every amenity you could need. Immaculately maintained and beautifully upgraded, this move-in-ready condo features fresh paint, upgraded flooring, a newer stove, under-cabinet lighting and more. One of its standout features is the private, self-contained patio with no direct neighbouring patios, offering exceptional privacy, open views, and beautiful mature trees outside every window. Located in the red building (2588), the second-newest of the three buildings, this original-owner unit is truly something special. Enjoy 9-foot ceilings, an east-facing exposure, in-suite laundry, a gas BBQ hookup, heated underground parking & fantastic amenities including a guest suite, fitness centre, social room & picnic gazebo. This is your opportunity to own in one of Edmonton's most desirable neighbourhoods! (id:6769)

Living room 4.8 m X 3.31 m

Kitchen 2.97 m X 3.3 m

Primary Bedroom 3.42 m X 3.01 m

Laundry room 1.47 m X 2.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.jolenelangelo.com/>



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**LePage**

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