



## 2590 ANDERSON Way 413 Edmonton AB

\$242,700

TOP FLOOR, CORNER UNIT in desirable Ambleside! This bright & airy home features an open floor plan with an abundance of natural light streaming through large windows. Functional kitchen offers ample cabinets & counter space, complemented by a center island with seating--perfect for casual dining or entertaining. Enjoy intimate meals with family & friends in the dining room or relax in the living room with access to the balcony w/R-I gas line for the BBQ. Primary bedroom is a true retreat c/w 3-pc en suite bath & generously sized walk-in closet. Second bedroom is thoughtfully positioned near the main bath, providing convenience & privacy for guests/family. Other highlights: Computer room, in-suite laundry, two tiled stalls + storage cage. Amenities include fitness gym, entertainment room, guest room, gazebo w/BBQs + picnic tables, pond, walking paths. Easily accessible to shopping, schools, restaurants, Anthony Henday. An excellent choice for those seeking convenience, style & functionality!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

arleneherrick88@gmail.com  
<http://www.arleneherrick.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)