



## Edmonton Alberta

\$162,500

Welcome to The Ion in Ambleside - one of Southwest Edmonton's most sought-after urban communities. This stylish main-floor 1 bed/1 bath condo is tucked on the quiet side of the building, directly adjacent to the pond and offering a peaceful retreat from the bustle of the city. Inside, you'll find a bright, open-concept layout with luxury vinyl plank flooring. The sleek kitchen impresses with rich dark cabinetry, mosaic tile backsplash, stainless steel appliances, pendant lighting, and a raised breakfast bar perfect for entertaining. The spacious living room is flooded with natural light and opens to your private patio. The well-sized bedroom features a large window overlooking the tranquil surroundings. A generous foyer with a closet and in-suite laundry add everyday convenience, while titled underground parking completes this turnkey package. Residents enjoy access to a well-equipped fitness centre and guest suite within the complex. Steps to Ambleside's vibrant dining, shops, and walking! (id:6769)

Living room 3.83\*4.75

Primary Bedroom 3.04\*3.44

Kitchen 2.43\*2.63

Listing Presented By:



Originally Listed by:  
Vita Nova Realty & Management

<https://www.vitanovarealty.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.