



## Edmonton Alberta

**\$179,900**

Welcome to life at The Ion in Ambleside, one of Southwest Edmonton's most loved condo buildings, surrounded by parks, trails and the shops, restaurants, and everyday conveniences of Windermere. This original-owner, top-floor unit offers sunny west-facing views & a bright, welcoming feel. Fresh paint and brand-new laminate flooring with acoustic underlay throughout - including the bedroom (with condo approval), provides improved sound insulation and a fresh, modern, cohesive look. The open layout features 9-foot ceilings, a spacious kitchen with brand-new dishwasher, a built-in desk ideal for work-from-home days, bedroom with walk-in closet, and a laundry room with extra storage plus a new Electrolux washer & dryer. Enjoy beautiful views and evening sunsets from the west-facing patio, along with the added convenience of underground heated parking and a separate storage unit. Perfect as a first home, a smart downsize, or an investment opportunity in a building that continues to be a favourite! (id:6769)

Living room 3.28 m X 3.17 m

Kitchen 3.28 m X 2.7 m

Primary Bedroom 2.97 m X 3.4 m

Laundry room Measurements not available

Office Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**ROYAL LePAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)