

## \$639,000 - 2709 Anderson Crescent, Edmonton

MLS® #E4437161

**\$639,000**

4 Bedroom, 3.50 Bathroom, 1,904 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

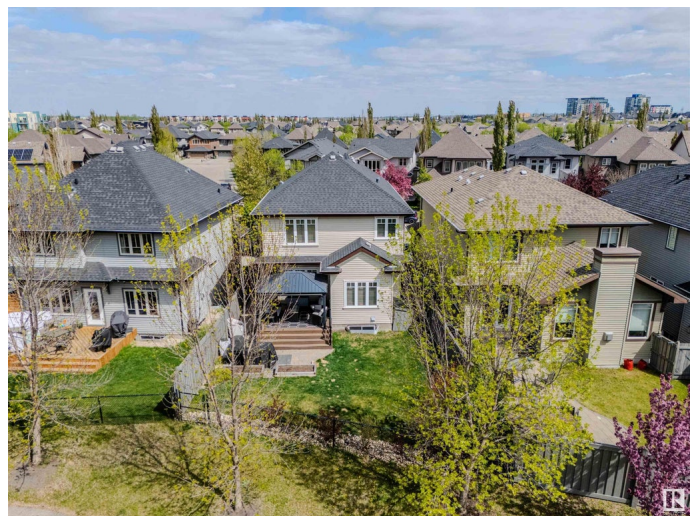
Conveniently located in family-friendly Ambleside, this beautiful 4 bed, 4 bath 2-storey home offers space, style, and function. The open-concept main floor features a bright living room with custom built-ins, flowing into a kitchen with espresso cabinetry, granite counters, upgraded stainless steel appliances, a corner pantry, massive island, and spacious dining area—ideal for entertaining. A large mud/laundry room off the garage and a 2-piece bath complete the main level. Upstairs you'll find a sunny bonus room, a primary suite with walk-in closet and 5-piece ensuite (double sinks + soaker tub), plus two more sizable bedrooms with large closets and a full bath. The fully finished basement adds a 4th bedroom, 3-piece bath, and a versatile flex space. Step onto the composite deck and enjoy the serene, low-maintenance yard backing onto a treed green space with walking path. Double attached garage, A/C, nearly 2700sqft of living space, close by schools, parks, shopping, & the Henday—UNBEATABLE VALUE!

Built in 2010

### Essential Information

MLS® # E4437161

Price \$639,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,904
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2709 Anderson Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0K5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Gazebo, Hot Water Tankless, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	4
Zoning	Zone 56
HOA Fees	120
HOA Fees Freq.	Annually

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 May 20th, 2025 at 10:32pm MDT