

## \$699,900 - 2651 Anderson Crescent, Edmonton

MLS® #E4434724

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,198 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This beautifully built Cameron Homes property offers a perfect blend of comfort and style, with a south-facing backyard and no rear neighbors - just peaceful views of a tranquil pond. Inside, youâ€™ll find 3 bedrooms and 2.5 baths, with granite countertops throughout. The spacious kitchen yields stainless steel appliances, a large pantry, pot drawers, and a built-in desk area. A stunning open layout features hardwood floors, a striking tile-surround fireplace with a stainless steel mantle, and a dining area with elegant coffered ceilings. Upstairs, enjoy the expansive bonus room and a luxurious primary suite with his and her walk-in closets and a spa-like ensuite with soaker tub. The upper laundry room is fully equipped with new washer and dryer, granite counters, sink, and cabinets. With air conditioning, a double attached garage, a mudroom with built-ins, and a prime location near Dr. Margaret Ann Armour School, Currents of Windermere, and the Anthony Henday - this home truly has it all.

Built in 2010

### Essential Information

MLS® # E4434724

Price \$699,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,198                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2651 Anderson Crescent |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0K7                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret Ann Armour |
| Middle     | Dr. Margaret Ann Armour |
| High       | Lillian Osborne         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 56       |
| HOA Fees       | 150           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on June 16th, 2025 at 4:17pm MDT