

## **\$415,000 - 2544 Anderson Way, Edmonton**

MLS® #E4452046

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside with it's many benefits from great trails and parks to world class shopping and entertainment along with well-respected schools. Consider this single family 2 storey home with double detached garage and a mostly finished basement featuring a classic family room and a separate office/games/fitness/hobby/den area. Plenty of storage too and a brand new \$2500 water heater was just installed for your peace of mind. Stay cool this summer with central air conditioning! The main floor has a south facing living room, granite counters kitchen with island, huge walk-in pantry, a handy two-piece bathroom and a delightful dining area overlooking the private deck and fenced backyard. Upper level has three nice bedrooms, a four piece bathroom, and a convenient stacked washer and dryer right where you need. The primary bedroom has double closet and a bright four piece ensuite with window! All this home requires is some paint touchups, a refrigerator of your choosing and carpet repair in upper hall.

Built in 2009

### **Essential Information**

MLS® # E4452046

Price \$415,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,386                |
| Acres          | 0.00                 |
| Year Built     | 2009                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2544 Anderson Way |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0L1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Stories           | 3                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Partially Finished                                                                              |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr Margaret-Anne Armour |
| Middle     | Dr Margaret-Anne Armour |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |

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Listing information last updated on September 1st, 2025 at 2:32pm MDT