

## **\$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	46
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

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