

## \$425,000 - 2544 Anderson Way, Edmonton

MLS® #E4452046

**\$425,000**

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, walk-in pantry, a handy two-piece bathroom and a delightful dining area overlooking the private deck and fenced backyard. Upper level has two nice bedrooms, a four piece bathroom, convenient stacked washer and dryer hidden away and huge primary bedroom with walk-in closet and 4 piece ensuite with window! Buy a cool fridge, choose your favorite paint colors and install new flooring upstairs to give this home the refreshing update it deserves!

Built in 2009

### Essential Information

MLS® # E4452046

Price \$425,000



|                |                      |
|----------------|----------------------|
| 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 | 18               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 26th, 2025 at 6:47pm MDT