

## \$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	57
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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