

## **\$399,500 - 2544 Anderson Way, Edmonton**

MLS® #E4463229

**\$399,500**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Single family two-storey home (No condo fees) with double detached garage, nice yard to play in or garden, deck for BBQ's 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 plus there is central air conditioning! The main floor has a bright south facing living room, granite counters in kitchen with island, huge walk-in pantry, a handy two-piece bathroom and a delightful dining area overlooking the private deck and fenced backyard. True back door foyer with handy coat closet. Upper level has three nice bedrooms, a four piece bathroom, and a convenient stacked washer and dryer room right where you need it most. The primary bedroom has a double closet and spacious four piece ensuite with window! You will love Ambleside with it's many benefits from great trails and parks, to world class shopping and entertainment along with well-respected schools!



Built in 2009

### **Essential Information**

MLS® # E4463229

Price \$399,500

|                |                      |
|----------------|----------------------|
| 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    | October 23rd, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 56            |
| HOA Fees       | 50                 |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 1st, 2025 at 4:17am MDT