# \$435,000 - 2528 Anderson Way, Edmonton

MLS® #E4426573

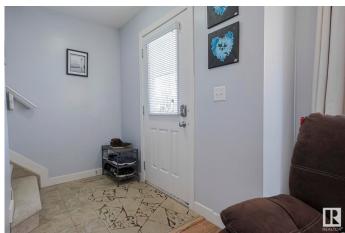
#### \$435,000

3 Bedroom, 2.50 Bathroom, 1,382 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside where life is full of options from wandering around Cabelas, strolling walking trails, playing in parks, dining at many great restaurants or enjoying a movie at the VIP Cineplex! You will love this "no condo fees" attached home featuring a private deck and yard plus a 20' x 20' double garage! Inside this handsome two-storey is an inviting foyer, grand living room, deluxe island kitchen with huge walk-in pantry, delightful dining area overlooking the backyard and a handy powder room on the main floor. Upstairs you will appreciate the washer and dryer hidden discretely in a closet so you can do laundry where it originates. King-size primary bedroom offers a generous double closet and four piece ensuite with window to brighten your day! Two more good sized bedrooms and another four piece bathroom complete the upper floor. The basement is a blank slate for you to design and create your special spaces. Good news! There is roughed-in plumbing for another bathroom. Plenty of storage for now!







Built in 2009

#### **Essential Information**

| MLS® #   | E4426573  |
|----------|-----------|
| Price    | \$435,000 |
| Bedrooms | 3         |

| Bathrooms      | 2.50                 |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,382                |
| Acres          | 0.00                 |
| Year Built     | 2009                 |
| Туре           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

## **Community Information**

| Address     | 2528 Anderson Way |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0L1           |

## Amenities

| Amenities      | Deck                   |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

| Interior Features | ensuite bathroom                                                                                                                      |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood<br>Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window |
|                   | Coverings                                                                                                                             |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

## Exterior

| Exterior          | Wood, Stone, Vinyl                                                                                  |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |

| Lot Description | 20.01' x 114.76'   |
|-----------------|--------------------|
| Roof            | Asphalt Shingles   |
| Construction    | Wood, Stone, Vinyl |
| Foundation      | Concrete Perimeter |

#### **Additional Information**

| Date Listed    | March 20th, 2025 |
|----------------|------------------|
| Days on Market | 16               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 11:02am MDT