

\$734,888 - 2677 Anderson Crescent, Edmonton

MLS® #E4426348

\$734,888

3 Bedroom, 2.50 Bathroom, 2,346 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Luxurious Living Backing Onto a Birch Forest! Discover the perfect blend of elegance and nature with this stunning home backing onto a serene birch forest. Featuring 3 spacious bedrooms, 2.5 baths, a bonus room, and a double attached garage, this home is designed for both comfort and style. The open-concept layout, soaring ceilings, and abundant natural light create a warm and inviting atmosphere. A den with privacy doors leads to the family room, where a floor-to-ceiling stone fireplace adds charm. The gourmet kitchen boasts a large island, stainless steel appliances, and a corner pantry. The dining area opens to a deck, walking trails, and peaceful views. Upstairs, enjoy a huge bonus room, a luxurious primary suite with a spa-like ensuite, and two more spacious bedrooms. Additional features include a built-in sound system, air conditioning, and a partially finished basement. This home is a must-see!

Built in 2010

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426348 |
| Price | \$734,888 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,346 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2677 Anderson Crescent |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0K7 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Fruit |

Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape,
No Back Lane, Playground Nearby, Private Setting, Public
Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle | St.John XXIII |
| High | Lillian Osborne |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 62 |
| Zoning | Zone 56 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 20th, 2025 at 12:32pm MDT