

## \$719,900 - 2677 Anderson Crescent, Edmonton

MLS® #E4456633

**\$719,900**

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® #     | E4456633  |
| Price      | \$719,900 |
| 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<br>Smoke |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached                                                       |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,<br>Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window<br>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    | September 7th, 2025 |
| Days on Market | 38                  |
| Zoning         | Zone 56             |
| HOA Fees       | 150                 |
| 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 October 15th, 2025 at 6:02am MDT