

# **\$529,000 - 2727 Anderson Crescent, Edmonton**

MLS® #E4459363

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

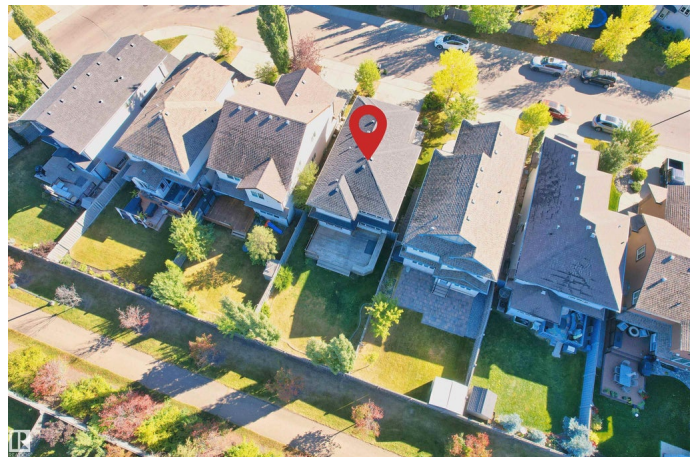
Ambleside, Edmonton, AB

Welcome to Ambleside in SW Edmonton! This 2-storey single family home by LANDMARK offers 3 bedrooms, 2.5 baths, a FRONT DOUBLE ATTACHED GARAGE, TRIPLE-PANE windows, and a TANKLESS water heater for modern efficiency. Backing onto a SCENIC WALKING TRAIL, the open concept design features a stylish kitchen with two-tone cabinetry, GRANITE counters, GAS STOVE, HARDWOOD FLOORS, and a cozy gas fireplace. Upstairs, a versatile BONUS ROOM is perfect for family time or a home office. The spacious backyard provides plenty of room for kids, pets, and entertaining. With schools, dining, major roadways, and Currents of Windermere only 5 minutes away, this home blends comfort, style, and convenience in one of Edmonton's most desirable communities. Don't miss out!

Built in 2009

## **Essential Information**

MLS® #	E4459363
Price	\$529,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,581



Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2727 Anderson Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0K5

### Amenities

Amenities	Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Secured Parking, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 25th, 2025
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Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on September 25th, 2025 at 10:02am MDT