

# \$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 22  
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 April 10th, 2025 at 9:33am MDT