

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

MLS® #E4426348

**\$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® #	E4426348
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 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	135
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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