

## \$435,000 - 2528 Anderson Way, Edmonton

MLS® #E4426573

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside where life is full of options from wandering around Cabelas, strolling walking trails, playing in parks, dining at many great restaurants or enjoying a movie at the VIP Cineplex! You will love this "no condo fees" attached home featuring a private deck and yard plus a 20' x 20' double garage! Inside this handsome two-storey is an inviting foyer, grand living room, deluxe island kitchen with huge walk-in pantry, delightful dining area overlooking the backyard and a handy powder room on the main floor. Upstairs you will appreciate the washer and dryer hidden discretely in a closet so you can do laundry where it originates. King-size primary bedroom offers a generous double closet and four piece ensuite with window to brighten your day! Two more good sized bedrooms and another four piece bathroom complete the upper floor. The basement is a blank slate for you to design and create your special spaces. Good news! There is roughed-in plumbing for another bathroom. Plenty of storage for now!

Built in 2009

### Essential Information

MLS® # E4426573

Price \$435,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2528 Anderson Way
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0L1

### Amenities

Amenities	Deck
Parking Spaces	3
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Lot Description	20.01' x 114.76'
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	31
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually

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