# \$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!

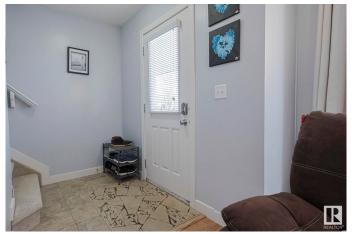
Built in 2009

## **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 25

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

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