\$578,800 - 2608 Anderson Crescent, Edmonton

MLS® #E4457493

\$578,800

5 Bedroom, 2.50 Bathroom, 1,952 sqft Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This 2-storey has everything on your checklist including a fabulous Ambleside location just steps to Dr. Margaret-Ann Armour School! Open concept plan w/ lots of natural light, ideal for those who love to entertain. Main floor flex rm can be used as a den or formal dining rm. Living rm located right off of kitchen & bright dining nook. Enjoy spacious kitchen w/ cabinets galore, stainless steel appliances & a W/I pantry leading to mudrm. Upper level has 3 spacious bdrms & bonus rm (all baths have granite counters & tile flooring). Sunny primary rm boasts a sitting area, walk-in closet plus double closets. Ensuite equipped w/ dual sinks, oversized soaker tub & separate shower. Extended deck for outdoor entertaining plus big yard! NEW BASEMENT development adds addtl living room, 2 more bdrms & bathrm roughed-in! Upgrades include newer carpet, AC, granite throughout, central vac, hardwood, water softener & more! Close to parks/pond, transit, shopping/Windermere Currents & easy access to the Henday

Built in 2010

Essential Information

MLS® # E4457493 Price \$578,800

Bedrooms 5







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,952 Acres 0.00 Year Built 2010

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 2608 Anderson Crescent

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0K9

Amenities

Amenities Air Conditioner, Deck, Exterior Walls- 2"x6"

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Water Softener,

Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Margaret-AnnArmour/St.John

Middle Margaret-AnnArmour/St.John

High Lillian Osborne/MMM

Additional Information

Date Listed September 12th, 2025

Days on Market 50

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

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