

\$700,000 - 2706 Anderson Crescent, Edmonton

MLS® #E4461612

\$700,000

3 Bedroom, 2.50 Bathroom, 2,386 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Experience refined living in this extraordinary 2-storey masterpiece, gracefully positioned in prestigious Ambleside. A grand foyer welcomes you into an atmosphere of elegance & sophistication. The main living area is a true statement of design, adorned with a striking double-sided stone fireplace, and enhanced by exquisite coffered ceilings that exude timeless luxury. The gourmet kitchen is a culinary sanctuary, featuring lustrous granite surfaces, immaculate white cabinetry, high-end stainless steel appliances, and an expansive island perfect for gathering & entertaining. Ascend the staircase to discover a radiant bonus room with shiplap accent wall & 3 serene bedrooms. The lavish primary suite is complete with spa-inspired 5pc ensuite offering pure indulgence. Throughout the home, rich hardwood flooring, bespoke lighting, air conditioning, & elegant wooden shutter blinds elevate every detail. Outside, a beautifully landscaped yard with impressive deck provides an idyllic setting for outdoor lifestyles.

Built in 2010

Essential Information

MLS® # E4461612

Price \$700,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,386
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2706 Anderson Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0K5

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Vinyl Windows
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	4
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 October 13th, 2025 at 6:02pm MDT