

## \$550,000 - 2519 Anderson Way, Edmonton

MLS® #E4430186

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Sunny! Bright! Modern! Welcome to your beautiful new home in the highly desired community of Ambleside. This home features a New roofing system(trusses, insulation, shingles...) New sidings; New insulation on main and 2nd floor. New flooring, drywall and paint. This gem offers an open concept 9 foot main floor. The living room is always filled with natural light coming from your huge south-facing backyard. Your beautiful kitchen is equipped with a granite countertop, built-in microwave and low maintenance backsplash. Upstairs, you will find the master bedroom which comes with a luxury 5 pcs ensuite and a good sized walk-in closet. Two more good-sized bedrooms and a 4 pc bathroom completes the 2nd floor. Basement is waiting for your creativity. Your deck is built, your yard is landscaped and fenced. Nothing needs to be done in this gorgeous home. Just move in and enjoy life!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430186  |
| Price      | \$550,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2519 Anderson Way |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0L6           |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Attached               |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | None   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| 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 April 22nd, 2025 at 5:32am MDT