

# \$689,900 - 2651 Anderson Crescent, Edmonton

MLS® #E4457273

**\$689,900**

3 Bedroom, 2.50 Bathroom, 2,198 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This beautifully built Cameron Homes property offers a perfect blend of comfort and style, with a south-facing backyard and no rear neighbors - just peaceful views of a tranquil pond. Inside, you'll find 3 bedrooms and 2.5 baths, with granite countertops throughout. The spacious kitchen yields stainless steel appliances, a large pantry, pot drawers, and a built-in desk area. A stunning open layout features hardwood floors, a striking tile-surround fireplace with a stainless steel mantle, and a dining area with elegant coffered ceilings. Upstairs, enjoy the expansive bonus room and a luxurious primary suite with his and her walk-in closets and a spa-like ensuite with soaker tub. The upper laundry room is fully equipped with new washer and dryer, granite counters, sink, and cabinets. With air conditioning, a double attached garage, a mudroom with built-ins, and a prime location near Dr. Margaret Ann Armour School, Currents of Windermere, and the Anthony Henday - this home truly has it all.

Built in 2010

## Essential Information

MLS® # E4457273

Price \$689,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,198
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2651 Anderson Crescent
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0K7

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, 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	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret Ann Armour
Middle	Dr. Margaret Ann Armour
High	Lillian Osborne

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	7
Zoning	Zone 56
HOA Fees	150
HOA Fees Freq.	Annually

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