

## **\$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 8

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

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