

## \$580,000 - 2503 Anderson Way, Edmonton

MLS® #E4432971

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,060 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Experience refined luxury in this 2,060 sqft former showhome, complete with AC and Central Vac. The gourmet kitchen dazzles with stainless steel appliances, custom cabinetry, a chic backsplash, and exotic granite countertops. Rich maple hardwood floors, 9-foot ceilings, premium lighting, and a sleek linear gas fireplace elevate the open-concept great room. A spacious mudroom with cabinetry houses a front-loading washer and dryer. Upstairs, three generous bedrooms include a serene owner's suite with a large walk-in closet and a 5-piece spa-inspired ensuite. A 14' x 19' bonus room, wired for sound, offers versatile entertainment space. Nestled in the coveted Ambleside neighborhood, steps from top schools, scenic trails, and vibrant amenities, this home blends elegance with convenience.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432971  |
| Price          | \$580,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,060     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2503 Anderson Way |
| Area        | Edmonton          |
| Subdivision | Ambleside         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0L6           |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Dr. Margaret-Ann |
| Middle     | Dr. Margaret-Ann |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 56          |

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Listing information last updated on May 1st, 2025 at 7:32am MDT