

## \$719,900 - 2805 Anderson Place, Edmonton

MLS® #E4432826

**\$719,900**

4 Bedroom, 3.50 Bathroom, 2,342 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Located in the highly desirable Ambleside community, this meticulously maintained home, built by Homes by Avi, boasts 3446 sqft of spacious living. Perfectly designed for comfort and functionality, the home features 3 generous bedrooms upstairs, a bonus room, and an additional bedroom in the fully finished basement. Enjoy cozy evenings by one of the 2 gas fireplaces, or relax in the open and airy main floor, with its soaring open-to-above concept. The home backs onto a tranquil walking path, offering a peaceful retreat while remaining just minutes away from all the amenities and restaurants you need. Whether you're entertaining or simply unwinding, this home is a perfect fit. You will love the main floor den and the fact that there is Central AC to keep you cool with the upcoming hot summer nights. Come see it for yourself today—this opportunity won't last long!

Built in 2010

### Essential Information

MLS® #	E4432826
Price	\$719,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,342
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2805 Anderson Place
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V7

### Amenities

Amenities	Ceiling 9 ft.
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	5
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 April 30th, 2025 at 5:17pm MDT