

## \$568,800 - 2608 Anderson Crescent, Edmonton

MLS® #E4464812

**\$568,800**

5 Bedroom, 2.50 Bathroom, 1,952 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

This 2-storey has everything on your checklist including a fabulous Ambleside location just steps to Dr. Margaret-Ann Armour School! Open concept plan w/ lots of natural light, ideal for those who love to entertain. Main floor flex rm can be used as a den or formal dining rm. Living rm located right off of kitchen & bright dining nook. Enjoy spacious kitchen w/ cabinets galore, stainless steel appliances & a W/I pantry leading to mudrm. Upper level has 3 spacious bdrms & bonus rm (all baths have granite counters & tile flooring). Sunny primary rm boasts a sitting area, walk-in closet plus double closets. Ensuite equipped w/ dual sinks, oversized soaker tub & separate shower. Extended deck for outdoor entertaining plus big yard! NEW BASEMENT development adds addtl living room, 2 more bdrms & bathrm roughed-in! Upgrades include newer carpet, AC, granite throughout, central vac, hardwood, water softener & more! Close to parks/pond, transit, shopping/Windermere Currents & easy access to the Henday

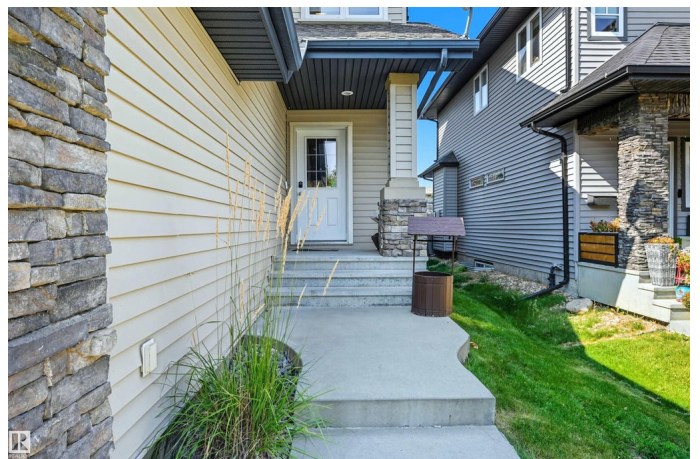
Built in 2010

### Essential Information

MLS® # E4464812

Price \$568,800

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,952                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2608 Anderson Crescent |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0K9                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                             |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Margaret-AnnArmour/St.John |
| Middle     | Margaret-AnnArmour/St.John |
| High       | Lillian Osborne/MMM        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 56            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 8th, 2025 at 10:17am MST