

# \$519,000 - 2727 Anderson Crescent, Edmonton

MLS® #E4459363

## \$519,000

3 Bedroom, 2.50 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Ambleside in SW Edmonton! This 2-storey single family home by LANDMARK offers 3 bedrooms, 2.5 baths, a FRONT DOUBLE ATTACHED GARAGE, TRIPLE-PANE windows, and a TANKLESS water heater for modern efficiency. Backing onto a SCENIC WALKING TRAIL, the open concept design features a stylish kitchen with two-tone cabinetry, GRANITE counters, GAS STOVE, HARDWOOD FLOORS, and a cozy gas fireplace. Upstairs, a versatile BONUS ROOM is perfect for family time or a home office. The spacious backyard provides plenty of room for kids, pets, and entertaining. With schools, dining, major roadways, and Currents of Windermere only 5 minutes away, this home blends comfort, style, and convenience in one of Edmonton’s most desirable communities. Don’t miss out!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459363  |
| Price          | \$519,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,581     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2727 Anderson Crescent |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0K5                |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Secured Parking, HRV System |
| Parking   | Double Garage Attached                                                                  |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                             |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                    |
| Stories           | 2                                                                            |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Unfinished                                                             |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
|-------------|----------------------|

Days on Market     39  
Zoning                Zone 56  
HOA Fees            100  
HOA Fees Freq.    Annually

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