

## \$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

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 May 1st, 2025 at 6:02am MDT