

\$529,000 - 2727 Anderson Crescent, Edmonton

MLS® #E4459363

\$529,000

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

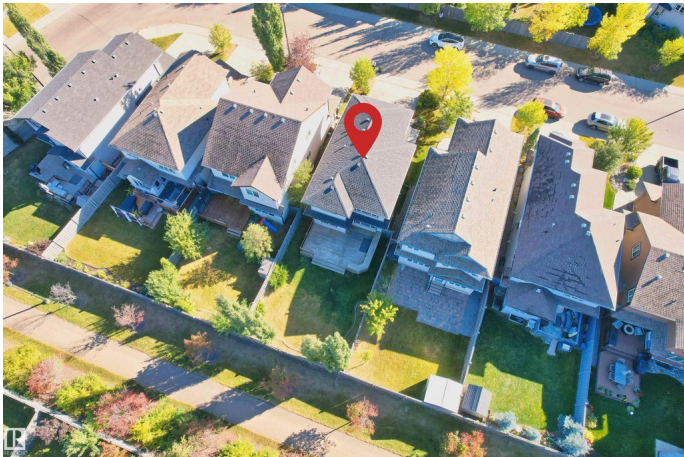
Ambleside, Edmonton, AB

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	\$529,000
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	12
Zoning	Zone 56
HOA Fees	100
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 October 7th, 2025 at 7:32pm MDT