

## \$700,000 - 2706 Anderson Crescent, Edmonton

MLS® #E4461612

**\$700,000**

3 Bedroom, 2.50 Bathroom, 2,386 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Experience refined living in this extraordinary 2-storey masterpiece, gracefully positioned in prestigious Ambleside. A grand foyer welcomes you into an atmosphere of elegance & sophistication. The main living area is a true statement of design, adorned with a striking double-sided stone fireplace, and enhanced by exquisite coffered ceilings that exude timeless luxury. The gourmet kitchen is a culinary sanctuary, featuring lustrous granite surfaces, immaculate white cabinetry, high-end stainless steel appliances, and an expansive island perfect for gathering & entertaining. Ascend the staircase to discover a radiant bonus room with shiplap accent wall & 3 serene bedrooms. The lavish primary suite is complete with spa-inspired 5pc ensuite offering pure indulgence. Throughout the home, rich hardwood flooring, bespoke lighting, air conditioning, & elegant wooden shutter blinds elevate every detail. Outside, a beautifully landscaped yard with impressive deck provides an idyllic setting for outdoor lifestyles.

Built in 2010

### Essential Information

MLS® # E4461612

Price \$700,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,386                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2706 Anderson Crescent |
| Area        | Edmonton               |
| Subdivision | Ambleside              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0K5                |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated                                                                                                                                      |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                  |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 56           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 14th, 2025 at 2:18pm MDT