Courtesy Of Alan H Gee Of RE/MAX Elite

$578,800 - 2608 Anderson Crescent, Edmonton

MLS® #E4457493

$578,800
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® #	E4457493
Price	$578,800
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	September 12th, 2025
Days on Market	19
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on September 30th, 2025 at 10:17pm MDT