

## \$729,900 - 2805 Anderson Place, Edmonton

MLS® #E4429034

**\$729,900**

4 Bedroom, 3.50 Bathroom, 2,342 sqft

Single Family on 0.00 Acres

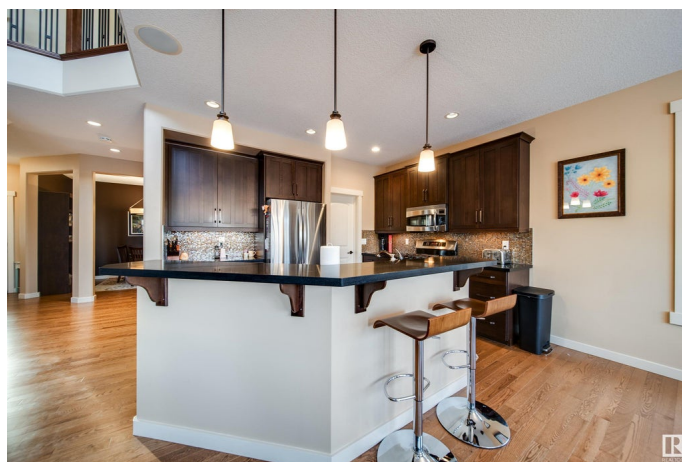
Ambleside, Edmonton, AB

Located in the highly desirable Ambleside community, this meticulously maintained home, built by Homes by Avi, boasts 3446 sqft of spacious living. Perfectly designed for comfort and functionality, the home features 3 generous bedrooms upstairs, a bonus room, and an additional bedroom in the fully finished basement. Enjoy cozy evenings by one of the 2 gas fireplaces, or relax in the open and airy main floor, with its soaring open-to-above concept. The home backs onto a tranquil walking path, offering a peaceful retreat while remaining just minutes away from all the amenities and restaurants you need. Whether you're entertaining or simply unwinding, this home is a perfect fit. You will love the main floor den and the fact that there is Central AC to keep you cool with the upcoming hot summer nights. Come see it for yourself today—this opportunity won't last long!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429034  |
| Price      | \$729,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,342                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2805 Anderson Place |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0V7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 56         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 16th, 2025 at 5:02am MDT