

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$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 11

Zoning Zone 56

HOA Fees 150

HOA Fees Freq. Annually

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