

Courtesy Of Pinder Dhindsa Of Century 21 Leading

## **\$674,900 - 2859 Anderson Place, Edmonton**

MLS® #E4461326

**\$674,900**

4 Bedroom, 3.50 Bathroom, 2,400 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to luxury in Ambleside! ONE of a KIND, CONTEMPORARY Custom GEM by Homes by AVI. Sleek modern décor w/soaring 18 ft ceilings, a wall of windows, a stunning linear gas FP, repainted, modern light fixtures, A/C & so much more in this 2400 sf home. Gourmet kitchen- polished slate feature wall w/HIGH END S/S appliances incl THERMADOR gas cooktop, B/I wall oven, beverage cooler, pantry, loads of 2 tone cabinetry & quartz counters. Modern hardwood adorns the open concept plan, ideal for those who love to entertain. Open den & glass railing. Upstairs are 3 HUGE bedrooms, a full bath & massive bonus room perfect for movie nights. The primary suite is your own private retreat with a glamorous spa like ensuite featuring a glass tiled shower w/10 mil glass & a W/I closet for the avid shopper w/doors & drawers. F/F in lower level (2015) w/a huge rec room, bar, gym, office/bedroom & full bath. Beautiful private landscaped yard w/trees, patio & maintenance free deck. AND WALKING DISTANCE TO K-9 SCHOOL! MUST SEE!!

Built in 2011

### **Essential Information**

MLS® # E4461326

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,400                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2859 Anderson Place |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0V7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 56           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 23rd, 2025 at 6:17pm MDT