

# \$415,000 - 2544 Anderson Wy Sw, Edmonton

MLS® #E4452046

## \$415,000

3 Bedroom, 3.00 Bathroom, 1,386 sqft  
Single Family on 0.05 Acres

Ambleside, Edmonton, Alberta

Welcome to Ambleside with it's many benefits from great trails and parks to world class shopping and entertainment along with well-respected schools. Consider this single family 2 storey home with double detached garage and a mostly finished basement featuring a classic family room and a separate office/games/fitness/hobby/den area. Plenty of storage too and a brand new \$2500 water heater was just installed for your peace of mind. Features central air conditioning! The main floor has a south facing living room, granite counters kitchen with island, huge walk-in pantry, a handy two-piece bathroom and a delightful dining area overlooking the private deck and fenced backyard. Upper level has three nice bedrooms, a four piece bathroom, and a convenient stacked washer and dryer right where you need. The primary bedroom has double closet and a bright four piece ensuite with window! (id:6289)

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4452046  |
| Price          | \$415,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,386     |
| Acres          | 0.05      |



|            |               |
|------------|---------------|
| Year Built | 2009          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2544 Anderson Wy Sw |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| Province    | Alberta             |
| Postal Code | T6W0L1              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Playground, Public Transit, Schools |
| Features       | Paved lane, Lane                    |
| Parking Spaces | 4                                   |
| Parking        | Detached Garage                     |
| # of Garages   | 1                                   |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dishwasher, Washer/Dryer Stack-Up, Stove, Window Coverings |
| Heating      | Forced air                                                 |
| Cooling      | Central air conditioning                                   |
| # of Stories | 2                                                          |
| Has Basement | Yes                                                        |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX Excellence |
|----------------|-------------------|



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