

## \$435,000 - 2923 Anderson Court, Edmonton

MLS® #E4456299

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to 2923 Anderson Court in desirable Ambleside. This 1376 sqft home offers a south-facing backyard and a welcoming hallway. With 10 ft ceilings on the main and 9 ft ceilings on both the basement and upper level, the home feels open and airy. The flooring on main is featured hardwood and high-end ceramic tile. The kitchen is finished with maple cabinets, granite countertops, and stainless steel appliances. Upstairs, you'll find 3 spacious bedrooms including a primary suite with walk-in closet and 4pc ensuite. Recently refreshed with full interior paint and brand-new light fixtures, this home has been very well maintained. Walking distance to Dr. Margaret-Ann Armour School, neighborhood shopping, parks, and public transit. A great choice for both family living or investment!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456299  |
| Price          | \$435,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,376     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2923 Anderson Court |
| Area        | Edmonton            |
| Subdivision | Ambleside           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2N3             |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra, 9 ft. Basement Ceiling |
| Parking   | Single Garage Attached                                                                                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                            |
| Exterior Features | Cul-De-Sac, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Brick, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 8                   |

|                |          |
|----------------|----------|
| Zoning         | Zone 56  |
| HOA Fees       | 50       |
| HOA Fees Freq. | Annually |

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Listing information last updated on September 13th, 2025 at 10:17am MDT