

## \$674,900 - 2469 Ware Crescent, Edmonton

MLS® #E4449636

**\$674,900**

4 Bedroom, 3.5 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Located in prestigious One at Windermere, bordered by estate homes & some of Edmonton's most scenic ravine trails, this beautifully finished Dolce Vita 2-storey offers over 2500 sqft of finished living space & has been impeccably maintained by its original owners. Featuring 4 bedrooms, 3.5 bathrooms, expansive windows, central A/C, granite countertops, marble backsplash, premium Thermador appliances including a gas stove, and upgraded kitchen cabinetry, this home offers a welcoming open layout with a cozy gas fireplace and spacious bonus room. The primary suite includes a large ensuite with double sinks, corner tub, and glass shower. A fully finished basement adds even more flexibility & the private backyard is complete with a deck, patio & garden area. The double attached garage fits two full-sized vehicles, and the home is tucked away on a quiet, friendly street in an enclosed school zone. Walkable nature + some of the city's best restaurants & amenities just minutes away, you're going to love it here!

Built in 2013

### Essential Information

MLS® # E4449636

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,841                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2469 Ware Crescent |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2M7            |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Vinyl Windows, HRV System |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached                                    |

### Interior

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

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 56         |
| HOA Fees       | 275             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 4th, 2025 at 10:02am MDT