# \$709,800 - 2454 Ware Crescent, Edmonton

MLS® #E4431038

### \$709.800

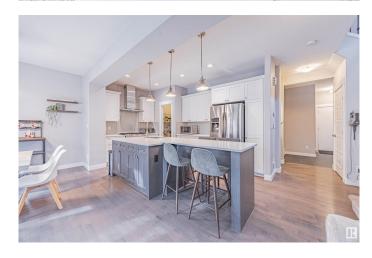
4 Bedroom, 3.50 Bathroom, 2,118 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

\*7 Things to Remember\* 1. OVER 2,800 sqft Living Space w 4 BEDS +3.5 BATHS built by Cantiro Homes (Formerly Dolce Vita Homes) in ONE at WINDERMERE 2. Main Level 9ft Ceiling, HARDWOOD FLOORS, Cozy GAS Fireplace and OPEN CONCET living, Dinning with View of SOUTH WEST- FACING LANDSCAPTED Yard and Newer COMPOSITE DECK 3. Gourmet Kitchen\_Stylish TWO-TONE CABINETS, QUARTS COUNTERTOPS, Extended Island, 220v Plug, GAS STOVE and a WALK THROUGH PANTY for convenience 4. Luxury Suite\_Kingsized Primary bedroom w Spa-like Ensuite: Frameless GLASS SHOWER, Soaker Tub w Handshower, DOUBLE SINKS and a HUGE WALK IN CLOSET 5. NO CARPET Upstairs! Laminate flooring, LG Laundry set, 2 large bedrooms & a VAULTED-Ceiling BONUS ROOM perfect for a family lounge or home library. 6 FULLY FINISHED BASEMENT\_Developed w PERMITS Includes a 4th BEDROOM, FULL Bath, and BONUS room for Theatre or mancave. 7 Extra Features\_Equipped w A/C and SOLAR PANELS, Walking Distance to TWO SCHOOLS, and quick easy access to Anthony Henday \*MOVE IN READY\*







Built in 2013

#### **Essential Information**

MLS® # E4431038 Price \$709,800

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,118 Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2454 Ware Crescent

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2M7

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, See Remarks, Solar

Equipment

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings,

See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 3

Zoning Zone 56

HOA Fees 274.57

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:02am MDT