\$639,900 - 2469 Ware Crescent, Edmonton

MLS® #E4456398

\$639.900

4 Bedroom, 3.50 Bathroom, 1,841 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to One at Windermere! This one-owner Dolce Vita 2-storey offers over 2500 sqft, 4 bedrooms + 3.5 baths in one of Edmonton's most prestigious communities, surrounded by estate homes and ravine trails. The bright, open main floor features central A/C, a cozy gas fireplace, and a chef-inspired kitchen with granite counters, marble backsplash, upgraded cabinetry, and premium Thermador appliances and gas stove. Upstairs, you'II find a spacious bonus room for family hang-outs and a primary suite with double sinks, a corner tub, and glass shower. The fully finished basement, newly developed in 2019, adds versatile space for a gym, playroom, guest area, or media room. Enjoy the private backyard for summer gatherings and the convenience of a double attached garage that can park 2 vehicles in! Located on a quiet street in an enclosed school zone, yet minutes from top restaurants, schools, shopping & everyday amenities. This home blends comfort, style & location beautifully. Welcome to your new home!







Built in 2013

Essential Information

MLS® # E4456398 Price \$639,900 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 September 5th, 2025

Days on Market 41

Zoning Zone 56

HOA Fees 275

HOA Fees Freq. Annually

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