

## \$699,900 - 2118 Ware Road, Edmonton

MLS® #E4440778

**\$699,900**

3 Bedroom, 3.50 Bathroom, 2,117 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Modern & sophisticated 2-storey home, located in prestigious Windermere, built by Western Living Homes. Phenomenal location, tucked away in charming CUL-DE-SAC on massive pie shaped lot. Within walking distance to Constable Woodall School & a quick drive to Currents of Windermere for shopping/entertainment. Back yard is great space to entertain as you admire raised garden beds & perennials on composite deck w/BBQ gas line. PLUS, home is SOLAR which provides add'l savings year-round! Showcasing over 2800 sqft of livable space w/FULLY FINISHED basement that has, 4pc bath & enormous rec room (can easily be framed to accommodate 2 add'l bdrms). Pleasing front foyer w/built-in shelving, transitions to welcoming great room showcasing large windows, electric F/P & gorgeous kitchen w/sleek cabinetry, upscale SS appliances, walk-thru pantry-mudroom-garage, centre island & quartz countertops. Upper-level loft style family room, laundry & outstanding owners suite w/luxury 5pc ensuite. Garage w/drains & central A/C.

Built in 2014

### Essential Information

MLS® #

E4440778



Price	\$699,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,117
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2118 Ware Road
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Television Connection, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	3
Has Basement	Yes

Basement	Full, Finished
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## Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
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Roof	Asphalt Shingles
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Construction	Wood, Brick, Vinyl
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Foundation	Concrete Perimeter
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## School Information

Elementary	CONSTABLE DANIEL WOODALL
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Middle	LILLIAN OSBORNE SCHOOL
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High	RIVERBEND SCHOOL
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## Additional Information

Date Listed	June 6th, 2025
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Days on Market	8
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Zoning	Zone 56
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HOA Fees	274.56
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HOA Fees Freq.	Annually
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Listing information last updated on June 14th, 2025 at 9:47am MDT