

## \$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

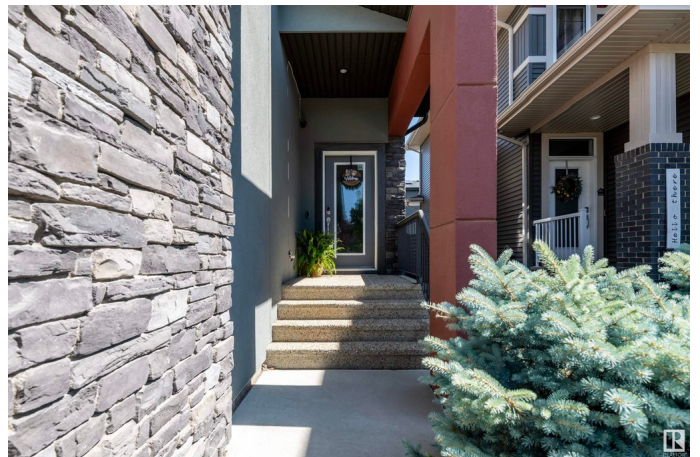
Located in prestigious One at Windermere, bordered by estate homes & some of Edmonton's most scenic ravine trails, this beautifully finished Dolce Vita 2-storey offers over 2500 sqft of finished living space & has been impeccably maintained by its original owners. Featuring 4 bedrooms, 3.5 bathrooms, 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	5
Zoning	Zone 56
HOA Fees	275
HOA Fees Freq.	Annually

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Listing information last updated on July 30th, 2025 at 8:02am MDT