

## \$659,000 - 2469 Ware Crescent, Edmonton

MLS® #E4456398

**\$659,000**

4 Bedroom, 3.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

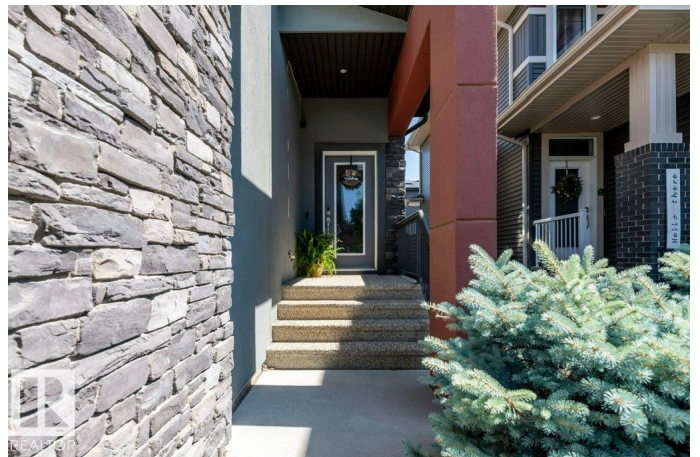
Welcome to One at Windermere, a prestigious pocket of Windermere, bordering estate homes and some of Edmonton's prettiest ravine trails. This one-owner Dolce Vita 2-storey is in immaculate condition and offers over 2500 sqft. of finished living space with 4 bedrooms, 3.5 bathrooms, a bright open layout, expansive windows, central A/C, a cozy gas fireplace, and a spacious bonus room. The kitchen is beautiful with upgraded cabinetry, granite counters, a marble backsplash, and premium Thermador appliances including a gas stove. Upstairs, the primary suite offers a large ensuite with double sinks, a corner tub & a glass shower, while the fully finished basement adds even more flexibility. Outside, the spacious backyard offers excellent privacy, and the double attached garage actually fits two vehicles. Tucked away on a quiet street in an enclosed school zone yet just minutes from top restaurants, schools, shopping, and everyday amenities, this home is the perfect place for your family's next chapter!

Built in 2013

### Essential Information

MLS® # E4456398

Price \$659,000



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	4
Zoning	Zone 56
HOA Fees	275
HOA Fees Freq.	Annually

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Listing information last updated on September 9th, 2025 at 12:47pm MDT