

## \$599,900 - 1459 Wates Link, Edmonton

MLS® #E4450847

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

RARE 4 BEDROOMS UP! Located in a quiet cul-de-sac in desirable Upper Windermere, this 2-storey home offers over 2,225 sq ft above grade plus an unspoiled basement ready for your personal touch. The standout feature? FOUR bedrooms all on the upper level—a rare and highly sought-after layout for growing families. The spacious main floor includes a large front den/home office, hardwood floors, bright living room with gas fireplace, and a chef-inspired kitchen with granite counters, upgraded stainless steel appliances, corner pantry, and oversized island. The dining area leads to an east-facing deck—perfect for sunny morning coffees. A powder room and laundry complete the main level. Upstairs you'll find four generous bedrooms and a full bath, including a primary suite with walk-in closet and 5-piece ensuite. Enjoy EXCLUSIVE ACCESS to the Upper Windermere Private Leisure Centre—featuring an outdoor pool, pickleball & basketball courts, ball hockey in summer, ice hockey in winter, and a private playground.

Built in 2012

### Essential Information

MLS® # E4450847

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,226                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1459 Wates Link |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0V1         |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Recreation Room/Centre, See Remarks |
| Parking Spaces | 4                                                                                                           |
| Parking        | Double Garage Attached                                                                                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Stone Facing                                                          |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Fiber Cement, Stone |
|----------|---------------------------|

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Fiber Cement, Stone                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Daniel Woodall / St. John  |
| Middle     | Riverbend Junior /St. John |
| High       | Lilian Osborne / MMMary    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 56          |
| HOA Fees       | 750              |
| 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 August 3rd, 2025 at 7:17am MDT