

## \$644,900 - 2469 Ware Crescent, Edmonton

MLS® #E4456398

**\$644,900**

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 \$644,900



|                |                        |
|----------------|------------------------|
| 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 | 13                  |
| Zoning         | Zone 56             |
| HOA Fees       | 275                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 18th, 2025 at 12:17pm MDT